

**ASH-CUM-RIDLEY PARISH COUNCIL
PLANNING APPLICATIONS WORKING GROUP**

Notes of the meeting of the Planning Applications Working Group held by Teams on
29th November 2023 commencing at 7.45pm

Present: Cllr J Clucas
Cllr C Gorton
Cllr A Jauch
Cllr V Ngwenya
Cllr R Brammer
Cllr C Clark
Cllr F Cottee
Cllr P Kirtley
Cllr S Hobbs
Cllr J Scott

In attendance: Alison de Jager, Parish Clerk
Megan Johnson-Hodges, Assistant Clerk

1. Apologies for absence

Apologies were received from, Shaun Fishenden (Chairman), Cllr I MacLeod, Cllrs M Manley, M Aspinall and

2. Declarations of Interest

None

3. Minutes

The minutes of the meeting held on 1st November 2023 were AGREED and will be signed. PROPOSED: Cllr F Cottee SECONDED: Cllr P Kirtley.

4. Applications

23/03139: Oast House Nursery Ash Road Ash Sevenoaks Kent TN15 7HJ -

Clearance of existing nursery facilities and erection of 16 homes with associated parking and landscaping (retention of existing Oast House). New site access and pedestrian crossing. Cllr F Cottee PROPOSED that the Parish Council objects to this application as the revised application does nothing to address the decision for refusal of 22/03313, namely that the proposal would be inappropriate development harmful to the maintenance of the character of the Green Belt and will result in a development that is materially larger in scale and massing than the existing development and would cause substantial harm by significantly eroding its openness. The development would be contrary to paragraph 149(g) of the National Planning Policy Framework and Policy LO8 of the Core Strategy. The revised application is a reduction from 18 to 16 houses but does nothing to address the impact on local services or to contribute to the real housing need, namely of affordable local housing. The application attempts to justify sustainability by quoting out of date information, for example on bus services, misleading facts, such as the revised Sevenoaks Local Plan being “at an early

stage of development” and assumes that all children of the proposed residents will attend the local Special Needs school.

Local objection to this scheme has been clearly stated in detail by the New Ash Green Village Association, whose services will be significantly impacted by this proposal. At every level the proposed development fails to meet the needs of sustainable development in the Green Belt and the Parish Council therefore strongly recommends its refusal. The Parish council support the Village Association’s response. SECOUNDED: Cllr J Clucas and AGREED.

23/03196: Goose Farm Hodsoll Street Hodsoll Street Sevenoaks Kent TN15

7LB - Proposed demolition of existing, erection of new house with solar panels on the roof. Landscaping and associated works. Cllr F Cottee PROPOSED that the Parish Council objects to this application as the site of the proposed replacement house is within the Green Belt, where building development is by definition harmful. It is also within a rural hamlet consisting of predominantly low profile buildings of conventional construction. Replacement buildings are permitted in the Green Belt provided that they do not affect its openness. However, the proposed building is both higher and larger than the existing house and of a design which makes no attempt to disguise its bulk and the consequent impact on the openness of the Green Belt. This is exacerbated by the loss of a large tree screening the existing house from the road. We therefore object to this proposed development in its present form as contrary to local and national Green Belt policy. We applaud the design of a replacement building which aims to be energy efficient and innovative. We would therefore welcome a design that retains these benefits but sits more comfortably in its surroundings. SECOUNDED: Cllr R Brammer and AGREED.

5. Decisions

The decisions as set out on the Agenda were RECEIVED and NOTED.

5. Other Matters for Discussion

The Local Plan information has been distributed to all Cllrs.

The meeting closed at 8.19pm

Signed: Date: