ASH-CUM-RIDLEY PARISH COUNCIL
PLANNING APPLICATIONS WORKING GROUP

Notes of the meeting of the Planning Applications Working Group held on 6th May 2026 via Teams, commencing at 7.45pm

Present: Cllr C Clark (Chairman)
Cllr J Clucas
Cllr M Manley
Cllr S Hobbs
Cllr J Scott
Cllr P Kirtley
Cllr C Gorton

In attendance: Megan Hodges – Assistant Clerk

1. **Apologies for absence**
Apologies were received from Cllrs F Cottee, S Fishenden and V Ngwenya.

2. **Declarations of Interest**
None.

3. **Notes**
The notes of the meeting held on the 30th April 2026 are to be on the June Agenda.

4. **Applications**

26/00140: Dittel House Farm New Street Road Hodsoll Street Kent TN15 7JY - Single-storey extension to provide ancillary accommodation and formation of rear patio to main dwelling. Cllr M Manley PROPOSED the Parish Council object to this application. The Parish Council is generally concerned about Retrospective Planning Applications, particularly after a period of four years from building completion. In this case our concern is partly a Building Control one, namely the erection of a dwelling directly attached to an existing working stable. Our understanding is that this would normally only be permitted for an essential equestrian worker. We also have a concern about the future use of the annexe, as the adjacent road junction is frequently obstructed by vehicles using the stables, and this would be exacerbated by any increase in car use. SECONDED: Cllr J Scott and AGREED.

26/00992: Church End Ash Road Ash Kent TN15 7HJ - Erection of dwellings with a minimum of 1 or maximum of 9 net dwellings and associated ancillary works. Cllr J Scott PROPOSED the Parish Council objects to this application as this is an unsustainable development. The site is over 300 metres from New Ash Green and over 400 metres from a bus stop and shops. It is outside the built confines of the settlements of New Ash Green and Ash.

It should be considered alongside 26/00366 (High Leigh) which similarly is an application in principle for up to 9 houses. The 26/00366 site is directly north of and abuts the site with which it shares a boundary. This means that there will be 18 houses next to one another on a very constrained area. Additionally the recent Oast House Place development is 60

metres to the north of the site. That now has 18 houses on it. This means 36 new houses on the Ash Road over a site that is about 1.5 hectares in total. This means the site becomes part of a major development and if planning consent is sought should be considered under Reg 18 for consultation under the Emerging Local Plan.

The planning statement asserts that this site fulfills criteria in NPPF paragraph 154 exempting it from the rules governing development in the Green Belt. It provides no evidence for this. This site is inappropriate development in the Green Belt.

The planning statement asserts that this land is "grey belt". It is not "previously developed" land and does not qualify as "grey belt" land. It is Green Belt land that strongly contributes to the purposes stated in paragraph 143 of the NPPF.

Scotia Gas Network, the gas company who service the pipeline to the south of the site have stated that further work and inspection of the site and pipeline should be carried out before any building work begins.

The Ash Road and Billet Hill which provide the exits from Ash and New Ash Green for the site are already seriously overloaded and congested. Ash Road is single track in places and already receives over 10,000 vehicle movements a day. Billet Hill which is a narrow lane receives over 3000 vehicle movements a day. This application along with the High Leigh and Oast House site will add approximately 300 vehicle movements a day into an already overloaded local network. (Calculated as 36 houses with average 2.5 people per house- 95 people with 3 vehicle movements per person per day).

Serious concerns have been raised by South East Water regarding capacity in the water supply network. Sevenoaks District lies within a severely water stressed area. There is insufficient provision to meet demand. There is a real risk of water shortages and outages affecting existing residents. This is a critical infrastructure constraint that has not been adequately resolved. SECOUNDED Cllr J Clucas and AGREED.

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

6. **For information only.**
   The Information set out on the Agenda were RECEIVED and NOTED

7. **Other Matters for Discussion**
   The councillors continue to express concerns regarding the responses from highways on planning applications.

The meeting closed at 8.16pm