

**ASH-CUM-RIDLEY PARISH COUNCIL  
PLANNING COMMITTEE**

Minutes of the meeting of the Planning Committee held on  
01 August 2019 commencing at 9.30am

Present: Cllr M Brown  
Cllr Mrs Brammer  
Cllr Mrs Clucas  
Cllr Mrs Connell  
Cllr F Cottee  
Cllr N Lejot

In attendance: Mrs A de Jager, Parish Clerk  
5 members of the public

**1. Apologies for absence**

Apologies for absence were received from Cllr J Kelly and Cllr M Manley.

**2. Declarations of Interest**

None.

**3. Minutes**

The minutes of the meeting held on 04 July 2019 were signed as a true record.

**4. Applications**

**SE/19/01670: 2 Park View, Hodsoil Street, TN15 7LN** – Demolition of existing rear single storey building. Construction of a new single storey extension. Cllr F Cottee PROPOSED that the Parish Council does not object to this application as long as it does not conflict with local planning policy. SECONDED: Cllr Mrs Clucas and UNANIMOUSLY AGREED.

The meeting was adjourned at 9.45am to allow members of the public to view the plans and ask questions.

The meeting reconvened at 10.20am

**SE/19/02005 & 02006: Bovis Homes, The Manor House, North Ash Road, DA3 8HQ** –

Partial demolition, extension and alteration of the existing office building, including retained office use (Use Class B1a) in The Manor and conversion and extension of the modern parts to 49no. residential units. The erection of 4no. new build residential houses. Associated landscaping, bin and bike stores and works to the access. Alterations to fenestrations and internal works. Cllr Mrs Connell PROPOSED the following response to this application:

The Parish Council is pleased that we have been presented with so much information regarding the planning applications SE/19/02005/FUL and SE/19/02006/LBCALT. We welcome the high proportion of one and two bedroom apartments and the efforts to make the future development blend in with the existing village of New Ash Green. The street scene will remain much as it is now and we appreciate that much of the landscaping will remain too. We also welcome

and thank the developers for putting forward plans to refurbish the Grade II listed Manor House which has been sorely neglected in the past.

As a result of the above, the Parish Council has no objection in principle to the proposed applications, subject to the following being taken into consideration:

1. It is vitally important that the new development becomes an integral part of New Ash Green village by contributing to the finances of the Village Association and forming their own Residents Society like the other neighbourhoods and apartments elsewhere in the Village. That way everyone can contribute and so use the many amenities within the Village.
2. We would like to see some of the one and two bedroom apartments made suitable for elderly people and those with limited mobility. This would meet a need in the Village and provide an opportunity for existing residents to downsize in their later years. (We refer to Policy SP5 of the Sevenoaks Core Strategy, paragraph 129 of the NPPF and Policies H1 and H2 of the submission draft of the Ash-cum-Ridley Neighbourhood Plan. The evidence supporting Housing Policies H1 and H2 is obtained from a Community Questionnaire - Where there is new housing development, 69% favoured apartments; 73% 1 – 2 bedroomed houses. 83% wanted homes to buy, 76% homes for older people and 82% homes for first-time buyers.
3. The proposed 75 parking spaces and even the statutory 83 parking spaces are inadequate for 53 dwellings in this area of poor public transport. Local experience particularly in New Ash Green underlines this. We would like to see more than two disabled parking bays.
4. This proposed development provided the opportunity to update the infrastructure with the provision of electric charging points for use by the offices and guests, and also for the apartments and houses.
5. The brick wall, originally forming part of the Manor House garden, is in the curtilage of the Listed Building and should remain and the garden should be re-instated as it was at the time the Manor House was a private house. It is important that the 19<sup>th</sup> century “graffiti” on the lead in the roof of the Manor House **on both cheeks** should be properly recorded and preserved.

SECONDED: Cllr M Brown and UNANIMOUSLY AGREED.

## 5. **Other Matters for Discussion**

None

The meeting closed at 10.55am.

Signed: ..... Date: .....