

## ASH-CUM-RIDLEY PARISH COUNCIL

### Minutes of the meeting held on Thursday 19 January 2017 at New Ash Green Village Association Meeting Room, Centre Road, New Ash Green, DA3 8HH commencing at 7.45pm

Present: Cllr M Brown  
Cllr Mrs Brammer  
Cllr Mrs Clark  
Cllr Mrs Clucas  
Cllr Mrs Connell  
Cllr F Cottee  
Cllr S Glover  
Cllr Mrs Hobbs  
Cllr J Kelly  
Cllr V Ngwenya

In attendance: Alison de Jager, Parish Clerk

Cllr D Brazier – County Councillor  
Cllr C Clark – District Councillor

- 7051/17 Apologies for absence were received from Cllr J Crane (ill). The apology and reason for absence was accepted.
- 7052/17  
Declarations Of Interest a. No declarations of interest.  
b. No changes to the Register of Interests. Members were reminded that any alteration or new interests must be registered with the Monitoring Officer within 28 days.
- 7053/17  
Dispensations No requests received
- 7054/17  
Minutes It was RESOLVED that the minutes of the meeting held on Thursday 15 December 2016 be approved and signed as a true record with the correction to the spelling of choir on page 4. PROPOSED: Cllr Mrs Connell  
SECONDED: Cllr Mrs Clucas and UNANIMOUSLY AGREED.
- 7055/17  
Annual Parish Meeting It was AGREED that Mrs Biddall from Kent Public Rights of Way and Mrs Clinch from Sevenoaks District Council Enforcement are invited as Guest Speakers at the Annual Parish Meeting to be held on 10 May 2017. The KALC Community Award will be presented to Mrs Alison Harding by the Chairman at the Annual Parish Meeting.
- 7056/17  
Planning a. Applications  
**SE/16/03582: 150 Knights Croft, New Ash Green, DA3 8HZ** - The erection of a first floor rear extension.  
Cllr Mrs Connell 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 Brammer and AGREED.  
**SE/16/03927: Hillview, Hartley Bottom Road, New Ash Green, DA3 8LJ** – Demolition of existing utility room to facilitate the erection of a single storey rear extension. Ancillary changes to ground floor and roof, including Velux roof window to new study room. Cllr F Cottee PROPOSED that as the subject of the application is already nearly double the area permitted by

Policy GB1 of the ADMP. However, the requested extension is relatively modest and the Parish Council therefore has no objection to this application subject to compliance with local planning policies. We note that there is a concurrent application for a Lawful Development Certificate for an extensive attic conversion and conversion of the garage to a gym. We have concerns that this, in conjunction with the proposed extension and roof changed would lead to an over-development of the site and loss of openness of the Green Belt. We therefore request that should planning permission be granted, and the Lawful Development Certificate be granted, then a condition be placed on the garage to prevent it becoming a separate dwelling in the future and that future permitted development rights be withdrawn.

Local knowledge indicates that additional extensive earthworks have been carried out on this site. **SECONDED:** Cllr Mrs Connell and **UNANIMOUSLY AGREED.**

**SE/16/03958: 2 Bonny Acre Cottages, Wrotham Road, DA13 0RF –**

Demolition of existing summer house. Erection of a single storey rear extension to the existing outbuilding. Cllr F Cottee **PROPOSED** that the Parish Council objects to the proposed extension as it will result in a disproportionate addition over and above the size of the original building and is therefore inappropriate development in the Green Belt. (Policy GB3 of the ADMP). Should planning permission be granted, the Parish Council requests that a condition be placed on the resulting building to prevent it becoming a separate dwelling. In addition, we request the withdrawal of Permitted Development Rights to prevent further erosion of the openness of the Green Belt. **SECONDED:** Cllr Mrs Clucas and **UNANIMOUSLY AGREED.**

**SE/16/03919: Land West of Brenden, Billet Hill, Ash, TN15 7HE –** Minor material amendment to application SE/14/03939 for the conversion of existing two storey detached garage building with rooms over into a self-contained two bedroom house with parking to show changes of roofing to front porch from flat to pitched to make more in keeping with area. There is a new window proposed together with ancillary layout changes to ground and first floors. Cllr J Kelly **PROPOSED** that the Parish Council does not object to this application as long as it does not conflict with local planning policy and would request that Permitted Development Rights are withdrawn for this site. **SECONDED:** Cllr Mrs Brammer and **AGREED.**

**SE/16/03921: Brenden, Billet Hill, Ash, TN15 7HE –** Outbuilding in garden, within 1m of neighbour's boundary and set 3m from roadside boundary. Cllr J Kelly **PROPOSED** that the Parish Council does not object to this application as long as it does not conflict with local planning policy and would request that Permitted Development Rights are withdrawn for this site. **SECONDED:** Cllr Mrs Brammer and **AGREED.**

**Lawful Development Certificate for a Proposed Use or Development:** The following applications were **NOTED.**

**SE/16/03925/LDCPR: Hillview, Hartley Bottom Road, New Ash Green, DA3 8LJ –** The construction of an attic with dormer and roof lights to rear and roof lights to front. Conversion of detached garage to gym and shower facilities. Hard-standing to the North of the property.

**SE/16/03648/LDCPR: Broad Acres, Manor Lane, Fawkham, DA3 8ND –** Conversion of loft space to facilitate a bedroom and walk in wardrobe with the addition of a single dormer window to the rear elevation and low profile roof windows to the front.

7056/17 Planning	<p>b. Decisions The decisions, as set out in Appendix A to Agenda A/01/17 were RECEIVED and NOTED. It was NOTED that the application for 18 Barnfield Park had been refused.</p> <p>c. Appeals Public Path Diversion and Definitive Map and Statement Modification Order 2016 (Public Footpath SD252 (part) Ash-cum-Ridley) – it was NOTED that the order has been confirmed and that the Inspector was in agreement with the majority of the points made by the Parish Council in its objection to the Order.</p> <p>d. Enforcements None at the time of the Agenda. NOTED. The Clerk was asked to obtain an update on the submission of a planning application from Bovis Homes in respect of the outdoor lighting to the front of the building.</p> <p>e. The minutes of the Planning Committee meeting of 06 January 2017 were NOTED. It was NOTED that the minutes of the additional Planning Committee meeting held on 13 January 2017 would be distributed with the February Agenda.</p> <p>f. It was NOTED that the next meeting of the Neighbourhood Development Plan Working Party will be held on 07 February 2017. The members of the working party were requested to assist Mr C Clark with the outstanding work and a list of the requirements would be emailed to members.</p>
7057/17 Finance	<p>a. The current financial position and accompanying reports were NOTED</p> <p>b. The cheques signed since the last meeting were authorised. PROPOSED: Cllr Mrs Brammer SECONDED: Cllr F Cottee and UNANIMOUSLY AGREED.</p> <p>c. It was NOTED that the date of the next meeting of the Finance Committee will be held on 01 March 2017.</p> <p>d. It was NOTED that the Smaller Authorities Audit Appointments have completed their procurement exercise and PKF Littlejohn will continue to cover Kent.</p> <p>e. Cllr V Ngwenya PROPOSED that the renewal of the annual membership to Campaign to Protect Rural England in the amount of £36.00 is AUTHORISED. SECONDED: Cllr F Cottee and UNANIMOUSLY AGREED.</p>
7056/17 Sports Centre	<p>a. It was NOTED that the next Sports Centre Management Committee meeting will be held on 13 February 2017.</p>
7057/17 Barnfield Park	<p>a. It was NOTED that the next meeting of the Barnfield Park Liaison Group will be held on 06 March 2017.</p>
7058/17 Northfield	<p>a. It was NOTED that the next meeting of the Northfield Management Committee will be held on 13 February 2016.</p>
7059/17 Burial Ground	<p>a. It was NOTED that the next meeting of the Burial Ground Committee will be held on 27 January 2017.</p>
7060/17 Youth	<p>a. Youth Provision – Kate Carib from West Kent Extra (the KCC Youth Commissioned service) attended the SDC Clerks meeting on 17 January 2017 to explain the service and a meeting will be arranged</p>

- with the Clerks and Chairmen of the North parishes to discuss taking the rural youth work further.
- b. 8 – 12's – no report

7061/17  
Battle's Over Cllr Mrs Connell PROPOSED that the Parish Council in conjunction with Ash Church, participate in a beacon lighting event at 7pm on 11 November 2018 to commemorate and remember the 100<sup>th</sup> anniversary of the end of the war. SECONDED: Cllr M Brown and UNANIMOUSLY AGREED.

7062/17  
Highways It was NOTED that the salt bin at the entrance to Holywell Park was installed by KCC and a request to refill it will be made.

**The meeting was suspended at 8.52pm to receive a report from the County and District Councillors.**

The report from the County Councillor is attached to these minutes.

**The meeting reconvened at 9.18pm**

7063/17  
Footpaths a. No report.

7064/17  
Transport a. a. Waitrose Car Park – it was NOTED that Waitrose has confirmed that from 09 January 2016, the 90 minutes free car parking will be extended to 2 hours .

7065/17  
Ash, Hodsoil  
Street, Ash &  
New Ash  
Green a. Ash – the Village Hall Committee will be arranging a music evening in June 2017.  
b. Hodsoil Street – The Big Breakfast will start again on the first Saturday of February. The Green Man will be changing hands in April 2017.  
c. Ridley – No report.  
d. New Ash Green 50<sup>th</sup> Anniversary – information covered under the District Councillor's Report.

7066/17  
Bulletin and  
Website a. Bulletin – no report  
b. Website - no report.

7067/17  
Focus Group  
and Police a. The minutes of the meeting of the Focus Group held on 09 January 2017 were NOTED.  
b. Kent Fire and Rescue Service – it was suggested that the Residents Societies are contacted to see if they would be able to participate in the inspection reports that could be carried out at the same time as the neighbourhood re-painting.

7068/17  
Lunch  
Provision No report.

7069/17  
KALC No report

7070/17  
Reports,  
Circulars and  
Correspond. The reports, circulars and correspondence as set out in A/01/17 were NOTED.

The meeting closed at 9.31pm

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