

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

Minutes of the meeting of the Planning Committee held on  
03 December 2020 commencing at 10.45am

**Due to the COVID-19 social distancing restrictions, the meeting of the Planning Committee was held virtually via Zoom, in accordance with the Coronavirus Act 2020, clause 78(2).**

Present: Cllr M Brown  
Cllr Mrs Connell  
Cllr F Cottee  
Cllr Mrs Howie  
Cllr M Manley

In attendance: Mrs Alison de Jager, Parish Clerk

**1. Apologies for absence**

Cllr Mrs Brammer, Cllr Mrs Clucas, and Cllr J Scott

**2. Declarations of Interest**

Cllr Mrs Howie declared an interest in application SE/20/03225, as the applicant is known to her.

**3. Previous meeting**

To note that the meeting of 05 November 2020 did not take place as there were no applications for consideration.

**4. Applications**

**SE/20/03225: Pettings Court, Hodsoil Street, TN15 7LH – Demolition of existing outbuildings and removal of existing swimming pool and the erection of a two storey side extension, single storey side extension, extension to basement, swimming pool and associated landscaping.**

Cllr F Cottee PROPOSED that the Parish Council objects to the proposed application for two reasons:

- It is inappropriate development in the Green Belt. The stated area increase is 50%, based on only the ground floor area of granted application SE/20/01371 being taken into account. However SDP Policy GB2 states that this is only permitted where the basement area is no greater than the original building it is replacing. The applicant's own calculations show this not to be the case and therefore the entire permitted annexe must be included, leading to an area increase of 69%. The house is on a very sensitive site in the Green Belt as it can be seen from a great distance along the North West-South East valley in which it lies. The visual impact of the proposed works would be greater than implied by the area calculation, as the South and West elevations would be dominated by the terracing and the re-located pool. Therefore the bulk of the proposed works would have a major impact on the Green Belt.
- The combined effect of the approved and current applications would be to increase the total accommodation on this site to at least nine bedrooms. We regard this, along with the implied increase in vehicle access, to be an over-development of the site.

Although not normally a planning consideration, local residents are concerned that the considerable amount of excavation required for the two applications will result in unacceptable heavy traffic on the narrow country lane serving the property. This will be exacerbated by the fact that both site entrances are on sharp bends in this lane.

Should the application be granted, we request the removal of Permitted Development Rights. **SECONDED:** Cllr Mrs Howie and **AGREED**

**SE/20/03257: 52 Capelands, New Ash Green, DA3 8LQ – Proposed tow storey side extension. Alteration to fenestration.**

Cllr M Manley **PROPOSED** that the Parish Council objects to this application as the proposed development, with a 1m gap will be out of keeping with the street scene and the character of the houses in that row. **SECONDED:** Cllr Mrs Connell and **AGREED**. The objections from the neighbour were **NOTED**.

**SE/20/03290: Anchor and Hope, South Ash Road, Ash, TN15 7ER – Demolition of extensions and outbuilding and change of use of public house to 1no 6 bedroom dwelling together with erection of 1no 4 bedroom dwelling with associated access, parking and landscaping.** 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. The Parish Council welcomes the retention of the original public house. If granted, consideration should be given to the withdrawal of permitted development rights. **SECONDED:** Cllr Mrs Howie and **AGREED**.

**SE/20/03303: 24 Punch Croft, New Ash Green, DA3 8HP – Two storey rear extension with skylight, velux window and alterations to fenestration.** Cllr M Brown **PROPOSED** that the Parish Council does not object to this application as long as it does not conflict with local planning policy. **SECONDED:** Cllr M Manley and **AGREED**.

**SE/20/03302: 30 Seven Acres, New Ash Green, DA3 8RN – Erection of a single storey rear extension.** Cllr M Manley **PROPOSED** that the Parish Council does not object to this application as long as it does not conflict with local planning policy.

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

5.1 Gravesham Local Plan Section 18 Consultation – Cllr F Cottee **PROPOSED** the following response. We recognise the need for development, particularly housing, in the Gravesham Local Plan but would point out that the impact of such development, either positive or negative, does not stop at the boundary of Gravesham District.

Residents in the South of Ash-cum-Ridley access services such as schools, shopping or health facilities via the A227 rather than within the Parish itself. That means, for example, that they make use of the doctors' surgery in Meopham rather than that in New Ash Green. It also means that the A227 is critical not only for access to services but also for commuting and for access by people coming in to the Parish to work in the numerous small employment hubs in the area.

The GP Surgery is already operating at capacity, a fact that has been brought into critical focus by the Covid-19 pandemic. Even without further development, the demand on the Surgery will increase simply because of the ageing population. If the proposed expansion of Meopham and Culverstone is carried out on anything like the scale shown in the Plan

then the GP service will simply not be able to cope. As the Plan acknowledges, just building a larger Surgery will not provide a solution as the trained GPs are not there to be appointed.

Secondly, the transport flow within Gravesham is mainly East-West because of the proximity of London. North-South roads like the A227 link the M2 and M20 and also provide access to rail services. The A227 is a two lane road which is heavily used by commercial and private traffic. It already passes through several built-up areas and ribbon development, and it has many pinch-points. All of this means that it is subject to frequent accidents and other delays. The proposed further developments along and adjacent to the A227, particularly at Vigo, Culverstone and Meopham, will inevitably increase traffic delays to the point where road widening becomes necessary, further eroding the openness of the Green Belt through which it passes.

Lastly, whatever label is given to the Green Belt it is a heritage of open space and wildlife which is irreplaceable. Houses and industries come and go, but once open land is built on it is permanently degraded, along with adjacent areas such as the High Weald AONB which it interconnects. The prime housing need identified is for rent and for younger adults. The multi-storey buildings necessary to meet this need are simply not appropriate in rural areas, for which limited organic growth is the way forward. **SECONDED: Cllr Mrs Connell and AGREED.**

5.2 It was NOTED that Fawkham Manor has been listed as a Grade II listed building.

5.3 Sevenoaks District Council Planning Training – Cllr M Brown reported that approximately 91% of planning applications are received electronically and SDC are moving towards paperless applications. The Planning Enforcement Team is currently using agency staff. The team will be strengthened and should be fully staffed by spring.

The meeting closed at 11.44am.

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