

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

The Parish Office, Ash Green Sports Centre, Ash Road, New Ash Green, Kent, DA3 8JZ
Telephone: 01474 702760 e-mail: enquiries@ashcumridley-pc.gov.uk

27th May 2026

You are invited to attend a Planning Applications Working Group meeting on **Wednesday 3rd June 2026 commencing at 7.30pm on Teams.**

Meeting ID: 364 167 116 180

Passcode: XRfX47

Kind Regards,
Megan Johnson-Hodges
Assistant Clerk

AGENDA

1. Apologies for absence.
2. Declarations of interest.
3. To approve the notes of the Planning Applications Working Group meeting held on the 30th April 2026 and the 5th May 2026 attached.
4. Applications.

26/00972: Cader Idris Poultry Farm Gravesend Road Wrotham Sevenoaks Kent TN15 7JS - Part demolition and conversion of existing chicken shed to create two residential dwellings, creation of residential curtilage including associated hard and soft landscaping, change of use of agricultural land to enlarge approved residential curtilages. Alteration to neighbouring driveway.

F Cottee

26/00973: 49 Spring Cross New Ash Green Kent DA3 8QQ - Part single, part double-storey rear extension. Associated internal and roof alterations. Alterations to fenestration.

M Manley

5. Decisions.

26/00991: Hodsoll House Greenfields Hodsoll Street Kent TN15 7LE - Eucalyptus tree - pollard the two trunks to the same height as the horse chestnut to the left of it. We have received notice of intention to carry out the operation described above

Granted

26/00356: Leaders Hodsoll Street Hodsoll Street Kent TN15 7LH - Replacement like for like of three timber framed windows to south elevation.

Refused

There is insufficient assessment and justification for the proposed replacement of the windows such that it cannot be determined whether the proposed works are appropriate or would harm the significance of the listed building. As such, the proposals would fail to comply with Policy EN4 of the Allocations and Development Management Plan and the National Planning Policy Framework.

25/03080: West Yoke Depot Michaels Lane New Ash Green Kent TN15 7EP - Erection of single storey rear extension, retention of container & use of former stables building, container and Unit 10 for general industrial (Use Class B2), plus formation of hard surfacing to create incidental car park in connection with occupation of Unit 11.

Refused

The application site lies within the Green Belt where strict policies of restraint apply. The proposals, by reason of the disproportionate size of the single storey addition to the original building and the formation of hardsurfacing and associated use for car parking, would represent inappropriate development harmful to the openness of the Green Belt and the character of the area. As such, the development is contrary to Policy L08 of the Council's Core Strategy and Government guidance in the form of the National Planning Policy Framework. The proposed hardsurfacing and associated use for parking of vehicles would extend the developed envelope of the site into the open field beyond, resulting in an urbanised form of development seriously at odds with the otherwise rural character of the open countryside which surrounds the site. As such the proposal is contrary to L01, L08, SP1 of the Core Strategy and EN1 and EMP5 of the Sevenoaks Allocations and Development Management Plan.

6. For information only.

26/01277: 15 Bowes Wood New Ash Green Kent DA3 8QJ - T1 - Silver Birch - Declining crown, risk of tree snapping into roadway. Reduce tree height from 22m to 15m.

26/01101: 5 Olivers Mill New Ash Green Kent DA3 8RE - Conversion of existing integral garage into kitchen/utility area, with associated internal alterations and alterations to fenestration.

7. Other matters for discussion.