

**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

**27<sup>th</sup> November 2024**

You are invited to attend a Planning Applications Working Group meeting on **Wednesday 4<sup>th</sup> December 2024 commencing at 7.45pm.**

**[Click to Join the Meeting](#)**

Meeting ID: 364 167 116 180

Passcode: XRfX47

Kind Regards,

*Megan Johnson-Hodges*

Megan Johnson-Hodges  
Assistant Clerk

**A G E N D A**

1. Apologies for absence.
2. Declarations of interest.
3. To approve the minutes of the Planning Applications Working Group meeting held on the 6th November 2024.
4. Applications.

**24/02910: 66 Redhill Wood New Ash Green Kent DA3 8QP** - Double storey extension to rear. Single storey extension to side. Garage conversion. Reposition of front door. Rooflights to front. Alterations to fenestration

**Cllr J Clucas**

**24/02864: 2 The Link Ash Road Ash Kent DA3 8HG** - Additional windows to existing property

5. Decisions.

**24/02330: New Ash Green Shopping Centre First Floor 25-33 The Row New Ash Green Kent DA3 8JB** - Prior notification for a change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3). This application is made under Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015.

**Granted**

**24/02339: Tanzematt Oak Farm Lane Fairseat Kent TN15 7JU** - Conversion of existing garage to habitable space. New single storey extension to rear and RH side with first floor extension over existing/Rh single storey footprint. Loft conversion to two bedroom.

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**Distributed to all Parish Councillors**

Rooflights. New front door with railing and steps. Repositioning of gate. Alterations to fenestrations. Patio.

**Refused**

*The proposed front roof extensions would result in an imbalanced, incongruous addition at odds with the simple form of the existing building resulting in a harmful visual impact on the character of the dwelling and area contrary to Policy EN1 of the Sevenoaks Allocations and Development Management Plan and Policy SP1 of the Sevenoaks Core Strategy. 2) The front of the site is located within the buffer zone of an area of Ancient Woodland. Paragraph 186 c) of the National Planning Policy Framework states that 'development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists'. Insufficient evidence has been provided to demonstrate that there would be no loss or further deterioration of the Ancient Woodland resulting from the development or other construction activity. The proposal would therefore fail to comply with policy SP11 of the Sevenoaks Core Strategy, Policy EN1 of the Sevenoaks Allocations and Development Management Plan and the National Planning Policy Framework.*

**24/02450: 4 - 7 The Studios The Row New Ash Green Kent DA3 8JL** - Prior notification for a change of use Commercial, Business and Service Class E to dwellinghouse ClassC3. This application is made under Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015.

**Granted**

**24/02415: 1 Bonnyacre Farm Cottages Wrotham Road Meopham Kent DA13 0RF** - Change of use from Use Class C3 to Use Class C2 for use as a children's home for the care of up to 3 children at any one time.

**Granted**

**24/02445: 109 Manor Forstal New Ash Green Kent DA3 8JQ** - Double storey side extension.

**Granted**

6. Information only.

**24/02778: Cader Idris Poultry Farm Gravesend Road Wrotham Sevenoaks Kent TN15 7JS** - Prior notification for a change of use from agricultural use to 8 Dwellings (Class C3) and associated operational development. This application is made under Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015.

**24/02945: 2 The Mead New Ash Green Kent DA3 8EZ** - Oak - thin crown by 25% and remove epicormic growth.

**24/02925: 45 Coltstead New Ash Green Kent DA3 8LN** - Single storey extension to rear of property

7. Other matters for discussion.