

**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 March 2024

You are invited to attend a Planning Applications Working Group meeting on **Wednesday 3rd March 2024 commencing at 7.45pm**, via Teams.

Join Teams Meeting

[Click here to join the meeting](#)

Meeting ID: 379 364 108 170

Passcode: o9PWda

Kind Regards,

Megan Johnson-Hodges

Megan Johnson-Hodges
Assistant Clerk

AGENDA

1. Apologies for absence.
2. Declarations of interest.
3. To approve the minutes of the Planning Applications Working Group meeting held on the 7th February 2024.
4. Applications.

SE/24/00320: Bungalow At Cader Idris Poultry Farm Gravesend Road Wrotham Sevenoaks Kent TN15 7JS - Demolition of an existing garage and the construction of a two bay garage.

Cllr F Cottee

5. Decisions

24/00035: 94 Coltstead New Ash Green Kent DA3 8LW - Single storey rear extension.

Granted

23/03311: Land To The Rear Of 1 Bonnyacre Farm Cottages Wrotham Road Meopham Kent DA13 0RF - The siting of seven steel storage containers (for a 5-year temporary period).

Refused

The proposal result would result in further encroachment into the countryside and would have a cumulative harmful impact on the openness of the Green Belt from both a visual and spatial perspective. The proposal is inappropriate development in the Green Belt, and there are no very special circumstances to clearly outweigh the harm to the Green Belt in

accordance with the NPPF

24/00132: Tanzematt Oak Farm Lane Fairseat Kent TN15 7JU - Raise the roof and extend the first floor. Single storey front and rear extensions. Porch

Withdrawn

24/00172/LDCPR: Holly Mount New Street Road Meopham Kent DA13 0JS - Proposed 2 storey rear and side extensions. Single storey side extension, Single storey front extension and internal alterations. Fenetration alterations.

Refused

The proposals would fail to comply with Schedule 2, Part 1, Class A, B, C and G of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. As a result, the proposal would not be permitted development and planning permission would be required for the proposed works.

23/03139: Oast House Nursery Ash Road Ash Sevenoaks Kent TN15 7HJ - Clearance of existing nursery facilities and erection of 16 homes with associated parking and landscaping (retention of existing Oast House). New site access and pedestrian crossing.

Refused

The application site lies within the Green Belt where strict policies of restraint apply. The proposal would be inappropriate development harmful to the maintenance of the character of the Green Belt and will result in a development that is materially larger in scale, massing than the existing development that causes substantial harm by significantly eroding its openness. The development would be contrary to paragraph 149(g) of the National Planning Policy Framework and Policy LO8 of the Sevenoaks Core Strategy

The proposal fails to make provision for affordable housing and is therefore contrary to the National Planning Policy Framework, policy SP3 of the Sevenoaks Core Strategy and the Sevenoaks Affordable Housing Supplementary Planning Document

The proposal fails to make appropriate provision for education, contrary to Policy SP9 of the Sevenoaks Core Strategy

6. Other matters for discussion.

Planning Application Guidelines - which is attached.