

**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

18 August 2026

Dear Councillor

You are invited to attend a Planning Applications Working Group meeting on **Tuesday 25 August 2026 commencing at 7.30pm on Teams.**

Meeting ID: 364 167 116 180

Passcode: XRfX47

Yours sincerely

A de Jager

Alison de Jager
Parish Clerk

AGENDA

1. **Apologies for absence.**
2. **Declarations of interest.**
3. To approve the notes of the Planning Applications Working Group meeting held on Tuesday 4 August 2026.
4. **Applications.**
26/01888: 45 Ayelands, New Ash Green, DA3 8JN – First floor extension to rear of property.
Cllr C Gorton
5. **Decisions.**
26/00201: Land North of Kiltanon, Chapel Wood Road, TN15 7HS - Construction of two new detached four bedroom dwellings. Creation of parking area with bike and bin store. Associated hard and soft landscaping. Fencing and gate.
Refused

Reason for refusal:

1. *The submission fails to provide sufficient information in regards to protected species and thus does not demonstrate that the proposal would conserve the biodiversity value of the site and protect nationally important wildlife, thus contrary to Policy SP11 of the Core Strategy and section 15 of the National Planning Policy Framework with regards to the protection of biodiversity.*
2. *The amount of development proposed results in an inappropriate density on the site and would not make efficient use of land in a sustainable location, contrary to Policy SP7 of the Sevenoaks Core Strategy and Paragraph 130 of the National Planning Policy Framework.*
3. *Insufficient information has been provided to demonstrate that the site is suitable for development in terms of its flood risk characteristics, that the proposal would not pose an unacceptable risk of surface water flooding to future occupiers of the proposed development or that the risk of flooding on and off site has been adequately prevented*

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or mitigated, including the failure to address the requirement for a sequential test. As such, the proposal would be contrary to policies set out in Section 14 of the National Planning Policy Framework. 26/00201/FUL Page 1 of 5 4)

- 4. The proposal is considered inappropriate development in the Green Belt as it does not meet the requirements of paragraph 155 of the NPPF namely that it does not meet the definition of Grey Belt owing to the identification of a strong reason to refuse the development under footnote 7. As such, the development would be inappropriate by definition which is afforded substantial weight and causes demonstrable harm to the openness of the Green Belt, for which a case of very special circumstances has not been put forward. The proposal would therefore be contrary to policies 154 and 155 of the National Planning Policy Framework and guidance within the Development in the Green Belt Supplementary Planning Document*