ASH-CUM-RIDLEY PARISH COUNCIL

Minutes of the meeting held on Thursday 15 October 2026 at New Ash Green Village Association meeting room, Centre Road, DA3 8HH commencing at 7.30pm.

Present: Cllr S Fishenden
Cllr J Clucas
Cllr F Cottee
Cllr P Kirtley
Cllr I MacLeod
Cllr J Scott

In Attendance: Alison de Jager – Parish Clerk
Karen Law – Deputy Clerk/Finance Officer
Megan Hodges – Assistant Clerk
Cllr Penny Cole - Sevenoaks District Council
Cameron Clark – Village Association
1 member of the public

9156/26 Apologies for Absence
Apologies for absence were received from Cllr M Aspinall, (work), Cllr R Brammer (ill), Cllr C Clark (prior engagement), Cllr C Gorton (prior engagement), Cllr S Hobbs (holiday), Cllr M Manley (holiday) and Cllr V Ngwenya (holiday). Cllr J Clucas PROPOSED that the apologies and reasons for absence were accepted. SECONDED: Cllr P Kirtley and AGREED.
County Councillor M Fothergill and District Councillors M Lindop and Perry Cole also sent their apologies.

9157/26 Declarations of Members' Interests and Dispensations
None

9158/26 Minutes
It was AGREED that the minutes of the meeting held on Thursday 17 September 2026 be signed and approved. PROPOSED: Cllr S Fishenden SECONDED: Cllr F Cottee and AGREED.

9159/26 Public Session and External Reports
Parish Council Representative for Brands Hatch Liaison Group – Mr D Brammer reported that improvements in communication with neighbouring Parish Councils is underway. The Manger who has been in post for the last 5 years has greatly improved traffic management, including the use of shuttle buses from Swanley. E-formular racing events will be hosted from May 2027 and will require some alteration of the course. There will be no engine noise, however, there will still be noise from the tyres and this will be measured. 10 days prior to electric vehicle (EV) events, no one will be able to use the track. EV's will be charged by generators with a gap of 3 hours between races, these intervals will be filled with entertainment, e.g. music bands.

County Councillor's Report – Cllr M Fothergill reported that she had met with the Dartford MP with regard to the loss of the post office services in both Longfield and New Ash Green. It has been decided not to progress with the installation of double yellow lines outside the Post Office in Hartley.

New Ash Green Village Association – Mr C Clark advised that the VA have agreed, in principle, to lay woodchip at the entrances to Northfield from Caling Croft and Farm Holt, as the woodchip becomes available. The VA have objected to the planning application at Kiltanon as this is not a sustainable location, and the access onto Chapel Wood Road is not safe. The VA has received an invitation from Shared Voice regarding the proposed development at Ash Place Farm and in light of the Parish Council's decision to invite Berkeley Homes to a Parish Meeting, has requested that the VA is invited to the same meeting.

9160/26 Clerk's Report

a. The Clerk's Report was RECEIVED and NOTED with the additional information that the dog waste bin in Ash has been installed.

9161/26 Council Administration

a. **Climate Change Policy –** the review of the Climate Change Policy was carried out and approved with the proposed amendments. PROPOSED: Cllr S Fishenden SECONDED: Cllr P Kirtley and AGREED.

9162/26 Finance and Governance

a. **Current Financial Position –** The Deputy Clerk/Finance Officer reported that the Parish Council is currently holding £385,998.19 which is a surplus of £199,581.56 and is due to the remaining Precept payment of £160,830.00 being received. All Earmarked Reserves have the full annual budget allocated. General Reserves after adjustments are £150,965.22 which is £25,560.22 above our 3-month running/redundancy costs and this is due to the lack of expenditure for the Children's Centre. CIL – still awaiting CIL payment from Sevenoaks District Council, £63,205.31 for the Oast House Development and £729.17 for Little Bonnyacre. Grants & Donations – as agreed £400 has been paid to West Kent Mediation and the Air Ambulance. Parish Improvements – the new dog waste bin has been purchased and installed at the Church. Going forward there will be the ongoing costs for emptying the bin. Northfield – we received £264.00 reimbursement from Sevenoaks for previous planning application that was not validated. Youth Provision – the invoice from Young Lives for the second quarter in the amount of £5,318.75 has been paid. £36.00 for hall hire for the meet the reps at Hodsoll Street Village Hall.
b. **Approval of Payments:** Cllr S Fishenden PROPOSED that the payments made since the last meeting up to 09 October 2026 are APPROVED. SECONDED: Cllr F Cottee and AGREED.
c. **External Audit –** The external auditor's Report and Certificate was RECEIVED and NOTED for the year ended 2025-26. Section 3 of the Annual Governance & Accountability Return for the Parish Council, Ash Green Sports Centre and Northfield and the notice of conclusion of audit will remain on display in compliance with the **Accounts and Audit (England) Regulations 2015.**
d. **Children's Centre –** members received a verbal update, advising that the last remaining outstanding document is a letter from the Village Association confirming the level of contributions to be paid to them and for a caveat to be added to the overage provision, excluding monies raised through the hire of rooms in the building.

9163/26 Grants & Donations

a. NAG Junior Football Club – Cllr P Kirtley PROPOSED that a grant in the amount of £500.00 is awarded to NAG Junior Football Club. SECONDED: Cllr J Clucas and AGREED.

9164/26 Planning

a. **Applications:**

26/01075: Kiltanon, Chapel Wood Road, Ash, TN15 7HX – demolition of existing dwelling and construction of 9 new dwellings including the provision of a new access, parking, landscaping and drainage. Cllr J Scott PROPOSED that the Parish Council maintains its objections to the original application on the grounds that the site is in an unsustainable location and the proposed three-storey dwellings are out of keeping with the character and appearance of the surrounding properties and street scene.
The Parish Council considered that no material amendments had been made that would alter its original objection. Improvements have been made to the visibility splay, however, concerns remain regarding highway safety as the access is located where the speed limit transitions from 30mph to 40mph. SECONDED: Cllr S Fishenden and AGREED.

26/02244: Ash House, Ash Road, New Ash Green, DA3 8JF – Addition of 3 new rooflights and also a new access door with relocated ramp access and the replacement of an existing door with a window. Cllr J Clucas PROPOSED that the Parish Council does not object to this application as long as it does not conflict with local planning policy. It was suggested that perhaps an additional ramp could also be installed on part of the wide steps at the main entrance. SECONDED: Cllr F Cottee and AGREED.

26/02266: Dittle House Farm, New Street Road, Hodsoll Street, TN15 7JY – Change of use of agricultural land to form a quarantine area and stable block with associated hardstanding and boundary treatment, and construction of tack and hay barn and storage barn in association with existing equine use. Cllr F Cottee PROPOSED that the Parish Council has no objection to this application, with two caveats. Firstly, we have received a neighbour complaint about the effluent from the equestrian business, which overflows onto New Street in wet weather. The storage of this waste clearly needs better management.
Secondly, we often see equestrian users' cars parked on the cross roads to the S of the site, which blocks visibility at this busy junction.
As this is the second retrospective application for the site in the last few months we request that future planning applications are made before changes to the site.
SECONDED: Cllr S Fishenden and AGREED.

b. The notes of the Planning Applications Working Group meeting of 01 October 2026 were NOTED.

c. **Public Rights of Way –** it was NOTED that Cllr C Clark will represent the Parish Council at a public enquiry into the orders: PROW/SE/C439, C440 and C441 to start on 11 May 2027.

9165/26 Ash Green Sports Centre

a. **Current Financial Position** – The Deputy Clerk/Finance Officer reported that the Sports Centre is currently holding £22,006.50 which is a surplus £6,213.50 and is 2.1 times running costs. A transfer will be made for all the purchases made on the business card once the VAT has been checked and submitted. We currently do not need to request any of the £10,000 Parish Council money. Members were taken through the reports noting that non member income is below budget. One reason for this is more block badminton bookings. Squash/Table Tennis income is below budget and this will be advertised. New Equipment – we will be purchasing a reconditioned running machine for around £2,200 once we have found a place for it to go.

b. **Approval of Payments –** Cllr S Fishenden PROPOSED that the payments made since the last meeting to 09 October 2026 are APPROVED. SECONDED: Cllr F Cottee and AGREED.

9166/26 Community and Environment

a. **KALC Community Award** – Cllr S Fishenden PROPOSED that the Parish Council adopts the KALC Community Award Scheme for 2027. SECONDED: Cllr F Cottee and AGREED.
b. **KALC Nominations** – Cllr S Fishenden PROPOSED that the receipt of nominations for the KALC Award is deferred to the November meeting to allow all members to give consideration to nominations. SECONDED: Cllr F Cottee and AGREED.
c. **Community Safety Day 2027** – Cllr S Fishenden reported that the 2027 Community Safety Day has been set for 3 July 2027 from 12 noon – 4pm at the New Ash Green Sports Field. This event is held in conjunction with the Police and additional services and organisations are invited to attend, such as the Community Warden, Young Lives Foundation, Kent Fire & Rescue Services, the Air Ambulance. Sporting events will be arranged for the young people vs Police.
d. **Meet the Representatives Event** – Cllr S Fishenden PROPOSED that this item is deferred to the November meeting. SECONDED: Cllr P Kirtley and AGREED.
e. **Sevenoaks District Council Refuse Collection** – Covered under the District Councillor's report.
f. **New Ash Green Shopping Centre** – it was reported that the Co-op has agreed to host an ATM, which will be installed at the beginning of November 2026. There has been no further update from the landlords regarding the provision of a Post Office.

9167/26 Items for Information

- Cllr F Cottee reported that the first meeting of the Green Man Pub group was held on 9 October 2026. Tom Tugendhat MP, was unable to attend, but an assistant from his office did attend. The focus at the moment is looking for financial assistance with a target of £500,000 from local residents and the diaspora.
- Cllr J Clucas, on behalf of Cllr R Brammer asked for an update on the Ukraine agreement. The Chairman and Clerk will chase this.
- The Clerk advised that the youth providers have arranged a Halloween Party and have invited young people from Medway to join the group at New Ash Green.

9168/26 Progress Tracker

a. The Progress Tracker was NOTED.

The meeting closed at 8.39pm

Signed: ……..…… Date: ……..
Chairman

ASH-CUM-RIDLEY PARISH COUNCIL

Agenda Item**: 5 – Full Council 15 October 2026**

Report Title**: Clerk's Report**

ASH – Dog Waste Bin
The dog waste bin for Ash has been purchased and will be installed soon.

COMMUNITY SAFETY DAY
The next Community Safety Day has been scheduled for Saturday 3 July 2027 on the Sports Fields at the Pavilion.

FOCUS GROUP
The notes of the Focus Group meeting scheduled for 12 October 2026 will be circulated with the November Agenda.

HIGHWAYS
Kent Highways has provided it Forward Works Programme for the period 2026/27 to 2030/31. Ash Road from Chapel Wood Road to West Yoke and Centre Road have been identified for surface renewal and Bunkers Hill at Pond Farm has been identified for drainage renewal. North Ash Road is also being considered for resurfacing during the next financial year, subject to funding.

INTERNAL AUDIT
The date for the interim internal audit has been set for 17 December 2026.

LINK – ACCESS TO CASH ASSESSMENT
Link have been advised of the closure of the Post Office and removal of the ATM. The Access to Cash Assessment is being reviewed and we will be advised accordingly.

MEET THE REPS
A Meet the Reps event was held at Hodsoll Street on 6 October 2026 with the Parish Council. District Council, Community Warden and Police in attendance.

NEW ASH GREEN VILLAGE HALL
The yellow safety paint on the steps at the Village Hall has been refreshed. It is not possible for a handrail to be installed in the centre of the steps, but a hand rail will be installed at the top step adjacent to the entrance doors.

NORTHFIELD
The VA's Amenity Committee will consider the request for woodchips to be laid at the Caling Croft and Farm Holt entrances to Northfield.

YOUTH CLUBS

Young Lives Foundation (YLF) have reported that the youth sessions are progressing well with attendance increasing weekly. Feedback from the young people has been positive, with the junior Legends group proving popular. Young people are encouraged to select activities for the following week and preparations are underway for a Halloween Disco.

Due to an increased demand in the younger group, the age ranges have been amended and are now as follows:
Junior Legends 8 – 11 years (12 attendees)
Senior Legends 12 – 18 years (7 attendees)