

ASH-CUM-RIDLEY PARISH COUNCIL
Minutes of the meeting held on Tuesday 10 December 2024 at New Ash Green
Village Association Meeting Room, Centre Road, New Ash Green, DA3 8HH

Present: Cllr C Clark – Vice Chairman
Cllr M Aspinall
Cllr R Brammer
Cllr J Clucas
Cllr C Gorton
Cllr S Hobbs
Cllr I MacLeod
Cllr V Ngwenya
Cllr G Pender

In attendance: Alison de Jager – Parish Clerk
Cllr M Lindop – Sevenoaks District Council
1 member of the public

8889/24 Apologies for Absence

Apologies for absence were received from Cllrs S Fishenden, (family commitment), F Cottee (prior engagement) A Jauch (work), P Kirtley (holiday) and M Manley (work). Cllr C Clark PROPOSED that the apologies and reasons for absence are accepted. SECONDED: Cllr J Clucas and AGREED.

8890/24 Declarations of Interest

a. None

8891/24 Dispensations

a. None.

8892/24 Planning

24/02712/FUL: The London Golf Club, Stansted Lane, Ash, TN15 7EH -

Cross boundary application: Proposals within Tonbridge and Malling Borough Council area: Erection of a hotel with spa and conference facilities, and visitor accommodation lodges, associated parking and landscaping located to the west of Ash Lane. An underpass under Ash Lane connecting the main golf club site with the eastern parcel. A sports pavilion (comprising a restaurant, gym and studios), racket courts and a swimming lake; visitor accommodation lodges and a new relocated driving range and Elite Performance Centre located to the east of Ash Lane along with associated parking and landscaping. Change of use of Grade II* listed South Ash Manor and adjacent stables block from office use to visitor accommodation. Refurbishment of Grade II* listed South Ash Manor including internal and external alterations and demolition of conservatory. Proposals within the Sevenoaks District Council area: Erection of visitor accommodation lodges and landscaping located to the west of Ash Lane. Demolition of the existing building within the southern parcel and redevelopment of

land into a sports turf academy with associated surfaces and an artificial pitch. New equestrian facilities including an arena and replacement stables. Change of use of Grade II* listed South Ash Manor and adjacent stables block from office use to visitor accommodation. Refurbishment of Grade II* listed South Ash Manor including internal and external alterations and demolition of conservatory.

Cllr M Aspinall PROPOSED The Parish Council is broadly supportive of this proposal and have the following comments:

Equestrian Section:

As the proposed changes are minimal, we have no objection provided that the development complies with Sevenoaks District Council's planning policies. However, we seek clarification on which body will be responsible for monitoring the success of the proposed increased use of The Ride.

Southern Section (Turf Academy):

We have no objection in principle to this application as long as it does not conflict with local planning policy. We hope the development will offer both training and recreational opportunities for the surrounding area and therefore wish to see more details around courses and qualifications offered, liaison with potential employers and public access to the recreational facilities in due course.

Central Area (including Wedding Venue):

We broadly support the proposed development of this group of historic buildings and have already commented on the listed building consent application for South Ash Manor. We would welcome greater clarity on the proposed public access to South Ash Manor and for plans to maintain the integrity of the grouping as a whole.

Tonbridge and Malling Proposals:

We broadly welcome this major development as a potential economic benefit for the area. However, precisely because of its significant scale and its increase over previously approved plans, we are aware of the potential damage it could do to this valuable Green Belt location and the surrounding villages. We would therefore wish to see greater detail in:

- Clear restrictions on traffic flow along South Ash Road/Ash Lane by construction traffic during construction.
- Details of the number of access points off South Ash Road/Ash Lane during construction.
- Assurance that the Parish Councils affected will be informed of schedules for road works and road closures.
- To request a condition on any planning approval whereby local roads used for construction traffic are swept and kept clear of mud and debris on a daily basis.
- Measures to minimise road closures and disruptions to residents.

- Clarification on the construction access to the eastern areas, including whether the underpass will be used to reduce the impact on South Ash Road.
- A condition in any planning approval to ensure that upon completion, no temporary construction access from South Ash Road is regularised and all visitors to the London Golf Club will use the Stansted Lane entrance.
- To confirm that the existing entrance to South Ash Manor will not be used and all traffic will use the main entrance.
- Assurance that the height and bulk of the Treehouses and the double storey cabins will be appropriate in this rural setting.
- Light pollution – to ensure that any lighting installed is low level, bollard style to maintain the character of this rural location.
- A robust long-term remediation plan in case controls on environmental impact and access prove to be inadequate.
- Community Access – a condition in any planning approval be applied that a community use agreement is entered into by the London Golf Club with Tonbridge & Malling Borough Council and Sevenoaks District Council prior to development starting. **SECONDED:** Cllr C Gorton and **UNANIMOUSLY AGREED**

The meeting closed at 8.30pm

Signed:
Chairman

Date: