

## Planning Committee

Minutes of a Meeting of the Planning Committee held in the Council Chamber, Civic Centre, Tannery Lane, Ashford on the **17<sup>th</sup> February 2016**

Cllr. Burgess (Chairman);

Cllr. Wedgbury (Vice-Chairman);

Cllrs. Apps, Barrett, Bennett, Mrs Blanford, Bradford, Clarkson (ex officio), Dehnel, Galpin, Heyes, Hicks, Link, Ovenden, Powell, Waters.

In accordance with Procedure Rule 1.2 (iii) Councillor Hicks attended as Substitute Member for Councillor Clokie.

### Apologies:

Cllr Clokie.

### Also Present:

Head of Development, Strategic Sites and Design, Joint Development Control Manager, Senior Solicitor (Strategic Development), Member Services and Scrutiny Support Officer, Head of Development Delivery, Sports Projects Manager, Cultural and Youth Projects Leader, Cultural Projects Manager.

## 320 Declarations of Interest

Councillor	Interest	Minute No.
Bennett	Made a 'Voluntary Announcement' as a member of the Weald of Kent Protection Society.	325 – 15/00539/AS
Mrs Blanford	Made a 'Voluntary Announcement' as a member of the Weald of Kent Protection Society,  and;  Made a 'Voluntary Announcement' as a member of the Campaign to Protect Rural England, who had not commented on any item on the Agenda	325 – 15/00539/AS
Burgess	Made a 'Voluntary Announcement' as a member of the Weald of Kent Protection Society.	325 – 15/00539/AS
Clarkson	Made a 'Voluntary Announcement' as a member of the Weald of Kent Protection Society.	325 – 15/00539/AS

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<b>Councillor</b>	<b>Interest</b>	<b>Minute No.</b>
Waters	Declared an 'Other Significant Interest' as he had submitted the prior notification. He would address the Committee and leave the Chamber for the discussion and vote.	324 – 16/00022/TC

## **321 Minutes**

### **Resolved:**

**That the Minutes of the Meeting of this Committee held on the 16<sup>th</sup> December 2015 be approved and confirmed as a correct record.**

## **322 Requests for Deferral/Withdrawal**

15/01501/AS – Land between Canterbury Road and Lees Road, Brabourne, Kent – Change of use of land for the keeping of horses, erection of a stable block with hard standing, fencing and access track.

The Joint Development Control Manager advised that Officers had requested the withdrawal of this application as the requisite notices had not been served on all of the land owners and because the extent of the red line demarking the application site exceeded that of the development requiring planning permission

### **Resolved**

**That this application be withdrawn at the request of Officers.**

## **323 Part I – Information/Monitoring Items**

The Joint Development Control Manager referred Members to page i of the report which indicated that the Government target for all Councils in England and Wales was to ensure that no more than 40% of appeals were allowed. In the quarter between October and December 2015, there was a relatively high number of appeals, with 8 in total of which only 2 were allowed. This resulted in a percentage allowed of 25%, which was well within the target threshold. Over the previous 12 month period the percentage was 35%, which was also within the target figure.

**324 Proposed Procedures for a Special Meeting of the Planning Committee to determine Members' views on a consultation under s42 of the 2008 Planning Act – Proposed J10a**

**Resolved**

**Members of the Planning Committee agreed with the proposed procedures and arrangements for the Special Meeting of the Planning Committee on 9<sup>th</sup> March 2016 and any adjournment or rearrangement therefore.**

**325 TPO/15/0001 – Confirmation of Tree Preservation Order No. 11, 2015**

**Resolved**

**That the Tree Preservation Order be confirmed.**

**326 16/00022/TC – Conservation Area notification re works to various trees**

In accordance with Procedure Rule 9.3, Councillor Waters, on behalf of the applicant, spoke in support of the application. He said he was a resident of The Moat and the Chairman of the applying organisation, as well as a Borough Councillor. The Moat was a small wooded area off Charing Village High Street, originally part of the gardens of the main Moat House. In the 1960s the main house was subdivided into five residential properties and approximately 40 detached houses were built in the adjoining area. The responsibility for managing the area was passed from the Parish Council to the Moat Management Committee, which was made up of 8 local residents and a Parish Council representative. Between April and October the residents held monthly working groups to undertake routine ground maintenance of the woodland area. This was a challenging task as works were funded by a historic ground rent payment dating back to the 1960s, which was not index-linked. Therefore the residents had to rely on additional contributions from residents and fund raising open days. The cost of tree works was a major challenge to the residents, even though a tree officer had given his advice free and a minimal approach was adopted. The residents were not anticipating excessive works, but enough maintenance work to be compliant with health and safety regulations and a sound tree maintenance programme.

**Resolved**

**That Joint Development Control Managers be permitted to determine (after consideration with any representations received during the consultation period) whether to raise no objection or to make a TPO in respect of any of the trees which are the subject of this notification.**

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## **327 Schedule of Applications**

**Resolved:**

**That following consideration of (a), (b) and (c) below,**

- (a) Private representations (number of consultation letters sent/number of representations received)**
- (b) The indication of the Parish Council's/Town Council's views**
- (c) The views of Statutory Consultees and Amenity Societies (abbreviation for consultee/society stated)**

**Supports 'S', objects 'R', no objections/no comments 'X', still awaited '+', not applicable/none received '-'**

**decisions be made in respect of Planning Applications as follows: -**

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<b>Application Number</b>	15/00539/AS	
<b>Location</b>	Land between The Hollies and Park Farm Close, Woodchurch Road, Shadoxhurst, Kent	
<b>Grid Reference</b>	97298/38130	
<b>Parish Council</b>	Shadoxhurst	
<b>Ward</b>	Weald South	
<b>Application Description</b>	Erection of 15 dwellings together with all necessary infrastructure, car parking, new access and landscaping.	
<b>Applicant</b>	Jarvis Land LLP	
<b>Agent</b>	Ian Bull, Ian Bull Consultancy Ltd, Mountbatten Way, Brabourne Lees, Ashford, Kent TN25 6PZ	
<b>Site Area</b>	0.93 Hectares	
(a) 22/23R&1S	(b) 2R	(c) KH&T X; PO Drainage X; KCC Drainage X; WKPS +; SW X; EA X; KCC Heritage X;

In accordance with Procedure Rule 9.3, Mr Procter, a local resident, spoke in objection to the application. He said a number of Shadoxhurst residents were concerned about the impact of housing development in and around the village. Many residents had made objections to this development at Parish Council meetings, but these objections were not fully reflected in the Parish Council minutes. This site was identified as having potential for development in the draft 2030 Local Plan. To date there had been no public consultation on the draft Plan. However, the developer claimed publicly that the site was shortlisted for development, which was inaccurate and misleading. Shadoxhurst residents wanted to contribute to the Local Plan process before the site was developed, not afterwards. The development would neither be small-scale nor infill and would further urbanise the rural village. It would destroy the field which was a valuable green gap and harm the local ecology, biodiversity and wildlife. These concerns were shared by the CPRE and others. Residents also had serious concerns about road safety. The majority of drivers on Woodchurch Road exceeded the already high speed limit. No viable access proposal existed to meet the required safety standards. The proposed junction was inherently unsafe. Other traffic issues, plus insufficient services were also concerns for residents. They were particularly concerned about overspill parking when the houses were occupied. There were no schools and limited bus services. Drainage management and flood risks had not been adequately addressed and a more holistic approach was needed. Mr Procter urged the Committee to refuse consent.

In accordance with Procedure Rule 9.3, Mr Bull, the Agent, spoke in support of the application. Officers had prepared a comprehensive report setting out the consultation responses and an assessment of the policy considerations against which this application should be considered. There were no objections to the application from Kent Highways, Southern Water, KCC Flood Risk and Natural Environment, P O Drainage, Ashford Borough Council Housing Services or the Environment Agency. Shadoxhurst Parish Council objected on grounds of local opposition, density, access and impact on wildlife. Some local residents objected on similar grounds, but also with concerns regarding visual impact and the impact on residential amenity. All these concerns were considered in the Officer's report at paragraphs 21 – 60 and it was concluded that these objections could not be substantiated. Paragraph 35 also confirmed that the application site had been identified as one of a number which had been shortlisted for development in the emerging Local Plan. It would not have been shortlisted if Officers had not considered it a suitable site. Jarvis Homes was a well-respected local developer who had been building high quality, low density family housing using high quality materials. There were no technical objections to the development which would provide open market housing as well as affordable dwellings in a sustainable location. The site had been shortlisted in the emerging Local Plan and would help demonstrate that Ashford had a deliverable 5 year housing land supply. The National Planning Policy Guidelines indicated that it would not be premature to grant this site consent. Mr Bull requested that the Committee grant approval.

In accordance with Procedure Rule 9.3, Mr Ledger, on behalf of Shadoxhurst Parish Council, spoke in objection to the application. Following the December Planning Committee meeting, at which the application was deferred, Shadoxhurst Parish Council had met twice in January to discuss the application further. The Parish Council now wanted to reiterate their objections and support the Officer's recommendation to refuse the application. The Parish Council objected on the grounds of overwhelming local opposition from parishioners, too many houses for the size of the site, poor access to and from Woodchurch Road, impact on local wildlife and safety aspects of outlets onto Woodchurch Road. New information released by the Environment Agency indicated a need to review the floodplain as flooding downstream of the site was of concern to the Parish. The green buffer was an important piece of land and should be retained. Mr Ledger asked Members of the Planning Committee to refuse this application.

**Resolved:**

**Refuse**

**on the following grounds:**

The proposal is contrary to paragraph 14 of the NPPF 2012, Policies GP12, EN9, EN12, LE5, LE6 & CF21 of the Ashford Borough Local Plan 2000; Policies CS1, CS6, CS10, CS12 and CS18 of the Core Strategy 2008; Policies TRS1, TRS2, TRS17 and TRS19 of the Tenterden and Rural Sites DPD 2010, the National Planning Policy Framework, The Public Green Spaces & Water Environment SPD 2012, The Landscape Character SPD 2011, The Affordable Housing SPD 2009 and The Sustainable Design & Construction SPD 2010 and would constitute

development contrary to interests of acknowledged planning importance for the following reasons:

1. The proposal to erect 15 dwellings on this unallocated site outside the built confines of the village of Shadoxhurst, in the countryside, would be contrary to the development plan with no adequate justification. The proposal would remove this important undeveloped gap and domesticate / urbanise the appearance of the countryside to the detriment of the character and appearance of the village / street scene and the visual amenity of the area as a whole. The proposal as a result would be environmentally unsustainable.
2. The necessary planning obligation has not been entered into in respect of the list below so that the proposed development is unacceptable by virtue of failing to mitigate its impact and failing to meet demand that would be generated:
  - Affordable Housing
  - Carbon Offsetting
  - Informal/Natural Green Space
  - Children's Play
  - Outdoor Sports
  - Primary Schools
  - Secondary Schools
  - Libraries
  - Monitoring fee

<b>Planning Obligation</b>			
	<b>Detail</b>	<b>Amount(s)</b>	<b>Trigger Point(s)</b>
1.	<b>Affordable Housing</b>  Provide not less than 35% of the units as affordable housing, comprising 60% affordable rent units and 40% shared ownership units in the locations and with the floorspace, wheelchair access (if any), number of bedrooms and size of bedrooms as specified. The affordable housing shall be managed by a	3 affordable rent units  2 shared ownership units	Affordable units to be constructed and transferred to a registered provider upon occupation of 75% of the open market dwellings.

	<b>Planning Obligation</b>		
	registered provider of social housing approved by the Council. Shared ownership units to be leased in the terms specified. Affordable rent units to be let at no more than 80% market rent and in accordance with the registered provider's nominations agreement		
2.	<p><b><u>Carbon Off-Setting Contribution</u></b></p> <p>Contribution for funding carbon savings (excluding infrastructure) based on the residual carbon emissions of the dwelling or building set out in the approved energy performance certificate and quantified over 10 years</p> <p>Project: Tree planting in the village of Shadoxhurst / upgrading of the thermal qualities of Shadoxhurst Village Hall</p>	To be calculated using the shadow price of carbon set out in the Sustainable Design and Construction SPD	Payable on the occupation of each dwelling
3.	<p><b><u>Informal/Natural Green Space</u></b></p> <p>Contribution towards the provision of improved parking and access to play facilities at the Recreation Field, Hornash Lane</p>	<p>£434 per dwelling for capital costs</p> <p>£325 per dwelling for maintenance</p>	Before completion of 75% of the dwellings



<b>Planning Obligation</b>			
4.	<b><u>Children's and Young People's play</u></b>  Contribution towards the provision of Community Exercise Equipment at the Recreation Ground, Hornash Lane	£649 per dwelling for capital costs  £663 per dwelling for maintenance	Before completion of 75% of the dwellings
5.	<b><u>Outdoor Sports</u></b>  Contribution towards the drainage project for the recreation ground, Hornash Lane	£1,589 per dwelling for capital costs  £326 per dwelling for maintenance	
6.	<b><u>Primary Schools</u></b>  Extension at the John Wesley Primary School	£2360.96 per dwelling	Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings
7.	<b><u>Secondary Schools</u></b>  Extension to Homewood School	£2359.80 per dwelling	Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings
8.	<b><u>Libraries</u></b>  Contribution for additional bookstock at libraries in the Borough	£48.02 per dwelling	Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings
9.	<b><u>Monitoring Fee</u></b>  Contribution towards the Council's costs of monitoring compliance with the agreement or undertaking	£1000 per annum until development is completed	First payment upon commencement of development and on the anniversary thereof in subsequent years (if not one-off payment)

**Note to Applicant**

## 1. Working with the Applicant

In accordance with paragraphs 186 and 187 of the NPPF Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service,
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application
- where possible suggesting solutions to secure a successful outcome,
- informing applicants/agents of any likely recommendation of refusal prior to a decision and,
- by adhering to the requirements of the Development Management Customer Charter.

In this instance;

- The applicant was informed/ advised how the proposal did not accord with the development plan, that no material considerations are apparent to outweigh these matters and provided the opportunity to amend the application or provide further justification in support of it.
- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

<b>Application Number</b>	15/01501/AS
<b>Location</b>	Land between Canterbury Road and, Lees Road, Brabourne, Kent
<b>Grid Reference</b>	08309/40778
<b>Parish Council</b>	Brabourne
<b>Ward</b>	Saxon Shore
<b>Application Description</b>	Change of use of land for the keeping of horses, erection of a stable block with hard standing, fencing and access track

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<b>Applicant</b>	Mr B Johnson	
<b>Agent</b>	Miss R Jones, Hourigan Connolly, 7 Swan Square, 15 Swan Street, Manchester, Greater Manchester (Met County), M4 5JJ	
<b>Site Area</b>	9.73 ha	
(a) 35/27R 3+ 1S	(b) R	(c) PROW - X EH(EP) - X

Petition of 16 signatories R

**Withdrawn from the agenda at the request of officers as the requisite notices had not been served on all of the land owners and because the extent of the red line demarking the application site exceeded that of the development requiring planning permission**

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<b>Application Number</b>	13/00754/AS	
<b>Location</b>	Ashford and District Rifle Range, Chart Road, Great Chart, Ashford, Kent	
<b>Grid Reference</b>	98725/42326	
<b>Parish Council</b>	Great Chart with Singleton	
<b>Ward</b>	Great Chart with Singleton North	
<b>Application Description</b>	Change of use of land to use as an outdoor small bore target rifle range, and erection of covered firing point and backstop	
<b>Applicant</b>	Mr Keith Adair, Ashford and District Rifle Range, Chart Road, Great Chart, Ashford, Kent	
<b>Site Area</b>	0.07ha	
(a) 38/63R	(b) R	(c) ESM X, EA X, KWT X, KCC Ecology X, NE +

The Joint Development Control Manager drew Members' attention to the Update Report. Two further letters of objection had been received regarding noise and safety, and concerns had also been raised that the proposal would affect house prices. A letter was also attached to the Update Report from the Range Manager of the National Small-bore Rifle Association stating that the range design was viable

and would be inspected when completed to ensure that ballistic integrity was assured.

In accordance with Procedure Rule 9.3, Mr Mchugh, a neighbour, spoke in objection to the application. He said the number of objections to this application was significant and the objections focussed on two main points, both relating to the location of the proposed range and not the activity itself. Noise was a serious concern for a significant number of objectors driven mainly by the impact on the residential amenity in a number of residential areas. The wording in the Noise Impact Assessment stated that it was based on a best estimate, although the Officer was prepared to take the assessment as a definitive result. Noise would also emanate from this site over and above the current activity, which was based indoors. If the noise was not impactful, Mr Mchugh questioned why shooters needed to wear ear defenders. The opening times recommended by the report would lead to 365 days of noise without any respite. If the application was to be approved, the opening hours should be restricted. This should be in place until the gun club was fully operational and could be reviewed once the club was established. The applicant had indicated that reduced hours would be acceptable. Safety was also a concern due to the proximity to local amenities, such as the Great Chart playing fields. An errant bullet would present dangers to users of the field, the A28 and the public right of way which crossed the site, as well as local homes. The Ministry of Defence, in its Small Arms Range Design Criteria specification stated that ranges were not designed to capture all projectiles. It also stated that during the preliminary planning process population and noise should be key factors in deciding the location. Neither of these key points appeared to have been considered. In conclusion, the large number of objections highlighted major concerns over both noise and safety issues. The residents of Great Chart recommended refusal of this application.

In accordance with Procedure Rule 9.3, Ms Russell, on behalf of the Applicant, spoke in support of the application. She said that since the application had been deferred at last September's Planning Committee, the club had worked hard to provide the requested information. The Officer had, again, recommended approval and the club had also submitted a letter from the Range Manager of the National Small-bore Rifle Association which addressed the legislative process for design and the authorisation process. He confirmed that the proposed range was compliant with current regulations and design standards. The club had also submitted a letter from Sound Guard Acoustics which addressed the specific acoustic clarifications requested and provided a detailed response to the areas discussed. He concluded that no significant or adverse impact as a result of noise would occur. The club were also in agreement to a restriction in hours for the outdoor range from 8am to 8pm Mondays to Saturdays, and 10am to 6pm on Sundays. The club were also willing to replace the chain link fence on the southern-most boundary with a solid timber 2 metre high fence. As an active and competitive club, it was hoped the Committee would see fit to concur with the Officer's recommendation and grant permission for this extended sports facility.

**Resolved:**

**Permit**

Subject to the following conditions and notes:

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1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The external materials and finishes to be used for the approved development shall be of the same size, colour, tone and texture as those of the existing building unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To assimilate the new development with the existing in the interests of visual amenity.

3. The external rifle range shall not be open to the public other than between the hours of Monday to Saturday 08.00 to 20:00 and on Sundays and Bank Holidays 10:00 to 18:00.

**Reason:** To protect the residential amenity of the locality

4. Prior to the commencement of the development hereby approved, details of measures to enhance the biodiversity of the site shall be submitted to, and approved in writing by the Local Planning Authority. All works shall then proceed in accordance with the approved details and the approved Flag Ecology Preliminary Ecological Appraisal and protect Species Surveys Dated 15<sup>th</sup> June 2015 with any amendments agreed in writing

**Reason:** To protect the existing populations of protected species and to improve habitat on the site

5. A landscaping scheme for the site (which may include entirely new planting, retention of existing planting or a combination of both) shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Thereafter, the approved landscaping/tree planting scheme shall be carried out fully within 12 months of the completion of the development. Any trees or other plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority give prior written consent to any variation.

**Reason:** In order to protect and enhance the amenity of the area.

6. The range hereby permitted shall not be used for any other purpose other than for .22 small bore target rifle shooting (or lesser calibre) unless otherwise agreed in writing by the Local Planning Authority

**Reason:** In the interests of amenity of adjoining residents

7. No external lighting shall be installed on the site without the prior written consent of the Local Planning Authority.

**Reason:** In the interests of amenity of adjoining residents.

8. Subject to condition 10, the development shall be carried out in accordance with the plans listed in the section of this decision notice headed Plans/Documents Approved by this decision, unless otherwise agreed by the Local Planning Authority.

**Reason:** To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.

9. The development approved shall be made available for inspection, at a reasonable time, by the local Planning authority to ascertain whether a breach of planning control may have occurred on the land (as a result of departure from the plans hereby approved and the specific terms of this permission/consent/approval).

**Reason:** In the interests of ensuring the proper planning of the locality, the protection of amenity and the environment, securing high quality development through adherence to the terms of planning approvals and to ensure community confidence in the operation of the planning system.

10. Prior to the first use of the external firing range a 2m high closeboard fence shall be erected in lieu of the chainlink fence shown on drawing 2A (Plan) and shall thereafter be retained in perpetuity.

**Reason:** To ensure public safety

### **Note to Applicant**

1. Working with the applicant

In accordance with paragraphs 186 and 187 of the NPPF Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service,
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application

- where possible suggesting solutions to secure a successful outcome,
- informing applicants/agents of any likely recommendation of refusal prior to a decision and,
- by adhering to the requirements of the Development Management Customer Charter.

In this instance:

- the applicant/agent was updated of any issues after the initial site visit,
- the applicant/ agent responded by submitting further noise and ecological information
- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

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<b>Application Number</b>	15/001345/AS
<b>Location</b>	Community Facilities, Former Rowcroft and Templar Barracks site, Templar Way, Ashford, Kent
<b>Grid Reference</b>	03283/40708
<b>Ward</b>	Godinton (Ashford)
<b>Application Description</b>	Reserved matters application for Community Centre, sports facilities, car parking and associated landscaping
<b>Applicant</b>	Ashford Borough Council
<b>Agent</b>	Ashford Borough Council
<b>Site Area</b>	0.87ha

(a) 113/1S	(b) -	(c) Police Liaison - X, OSS -, Cultural Services -, EA - X, NE +, KCC Bio - X, PO (Drainage) - X, KHS - X
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The Head of Development, Strategic Sites and Design drew Members' attention to the Update Report. A statement of support had been supplied by Councillor Feacey,

one of the Ward Members for Godinton. There were also proposed amendments to Conditions 2 & 3. A further condition was proposed, which was not included in the Update Report, and that was that any floodlighting for the MUGA should not be used after 9pm on any night.

**Resolved:**

**(A)** Approve Reserved Matters

Subject to the following conditions and notes:

1. Prior to any development above slab level the following precise details shall be submitted to and approved by the Local Planning Authority in writing. Thereafter there after they shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority:
  - i. 1:20 sections of the means of fixing the mesh to the building
  - ii. 1:20 section of the window returns in the mesh
  - iii. 1:20 details of construction of the corners to the mesh.
  - iv. 1:20 vertical and horizontal sections showing the depth of the window reveals, the cill construction and window return materials
  - v. Precise details of the programmable lights including the hours of operation, colours, frequency, number of lights location of lights.
  - vi. Precise details of pedestrian and security lighting to the eastern walkway between the car park and high street.
  - vii. 1:10 details of the parapet capping including material and colour
  - viii. Details of the MUGAs lighting hours of operation.
  - ix. Details of the location of bat and bird boxes to the affixed to the building

**Reason:** To ensure that adequate details of the proposals are submitted in the interests of the protection and enhancement of the area.

2. Prior to the commencement of development hereby approved, with the exception of the access road approved precise details of soft landscape works required shall be submitted to and approved by the Local Planning Authority in writing. Thereafter the landscaping shall be implemented as approved. The details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass



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establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and an implementation programme.

**Reason:** To ensure that adequate details of the proposals are submitted in the interests of the protection and enhancement of the area.

3. (i) Prior to the commencement of development hereby approved, with the exception of the access road a detailed sustainable surface water drainage scheme for the site shall be submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100yr storm) can be accommodated and disposed without increase to on site or off site flood risk.
- (ii) No building hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:
  - i) a timetable for its implementation, and
  - ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

**Reason:** To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficacy of the drainage provisions.

4. Prior to the first occupation of the building hereby approved a facilities management plan setting out how the building will operate and avoid disturbance to local residents when functions and activities are taking place within the hall shall be submitted to and approved by the Local Planning Authority in consultation with the Environmental Health Manager in writing and shall thereafter be implemented in accordance with the approved details.

**Reason:** In the interests of the residential amenity of the area.

5. The floodlighting serving the Multi Use Games Area (MUGA) hereby approved shall not operate outside the hours 0800 hours to 2100 hours inclusive and no further external lighting shall be installed on the MUGA without the prior written consent of the Local Planning Authority.

**Reason:** In the interests of visual of the area and residential amenity of adjoining residents.

### **Note to Applicant**

1. This development is also the subject of an Obligation under Section 106 of the Town and Country Planning Act 1990 which affects the way in which the property may be used.
2. Working with the applicant

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- offering a pre-application advice service,
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application
- where possible suggesting solutions to secure a successful outcome,
- informing applicants/agents of any likely recommendation of refusal prior to a decision and,
- by adhering to the requirements of the Development Management Customer Charter.

In this instance:

- the applicant/agent was updated of any issues after the initial site visit,
  - was provided with pre-application advice,
  - the application was acceptable as submitted and no further assistance was required.
  - The application was dealt with/approved without delay.
  - The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.
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<b>Application Number</b>	15/01390/AS	
<b>Location</b>	Conningbrook Manor, Willesborough Road, Kennington, Ashford, Kent TH24 0LS	
<b>Grid Reference</b>	603073/143493	
<b>Parish Council</b>	None	
<b>Ward</b>	North Willesborough	
<b>Application Description</b>	Replace roof tiles and repair/replace roof timbers as necessary due to spray foam insulation damage. Replace rainwater goods, cast iron and plastic, with cast aluminium to match existing profile. Take down existing chimney stacks and reconstruct using salvaged bricks, pots etc. Redecorate external finishes	
<b>Applicant</b>	Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent. TN23 1PL	
<b>Agent</b>	Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent. TN23 1PL	
<b>Site Area</b>	0.02 Ha	
(a) 9/-	(b) -	(c) -

The Joint Development Control Manager drew Members' attention to the Update Report. Comments had been received from the Society for the Protection of Ancient Buildings, who raised no objection to the application.

**Resolved:**

**(A) Grant Consent**

Subject to the following conditions and notes:

1. The development to which this consent relates shall be begun before the expiration of 3 years from the date of this decision.

**Reason:** To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the plans listed in the section of this decision notice headed Plans/Documents Approved by this decision, unless otherwise agreed by the Local Planning Authority.

**Reason:** To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.

3. The removal of the spray foam insulation shall be carried out by hand or by hand-held tools only.

**Reason:** To safeguard the characteristics, fabric and appearance of the listed building

4. Upon careful removal of the spray foam insulation, the local planning authority is to be notified and given the opportunity to inspect the exposed roof timbers. No further works are then to be carried out to the roof structure until details for the repair of the roof have been submitted to and approved in writing by the local planning authority and the works thereafter should be carried out in accordance with the approved details.

**Reason:** To ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

5. Before the commencement of the development hereby approved, a specification for the lime based mortar to be used for rebuilding the chimneys shall be submitted to and approved in writing by the Local Planning Authority and the works carried out in accordance with the approved details.

**Reason:** To safeguard the historic fabric, architectural character and appearance of the listed building/structure

6. All rainwater goods and other external pipework are to be painted Cast aluminium and manufacturer's details indicating section sizes and profiles of such goods are to be submitted and approved in writing with the Local Planning Authority prior to the commencement of works and the works thereafter shall be carried out accordingly.

**Reason:** To ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

7. Written details and samples of any supplementary bricks proposed for the rebuilding of the chimneys in addition to those reclaimed following the careful

dismantling of the wall, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works and the development thereafter is to be carried out in accordance with the approved materials.

**Reason:** In the interests of visual amenity, and to ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

8. Details, source/manufacturer and samples of replacement Peg Tiles necessary to make up the shortfall, in addition to those reclaimed following the careful stripping of the roof, shall be submitted to and approved in writing by the Local Planning Authority and the works carried out in accordance with the approved additions. Such tiles shall be sound second hand or new, matching the existing in type, colour, size, thickness and texture.

**Reason:** In the interests of visual amenity, and to ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

9. The development approved shall be made available for inspection, at a reasonable time, by the local Planning authority to ascertain whether a breach of planning control may have occurred on the land (as a result of departure from the plans hereby approved and the specific terms of this permission/consent/approval).

**Reason:** In the interests of ensuring the proper planning of the locality, the protection of amenity and the environment, securing high quality development through adherence to the terms of planning approvals and to ensure community confidence in the operation of the planning system.

### Note to Applicant

1. Working with the applicant

In accordance with paragraphs 186 and 187 of the NPPF Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service,
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application

- where possible suggesting solutions to secure a successful outcome,
- informing applicants/agents of any likely recommendation of refusal prior to a decision and,
- by adhering to the requirements of the Development Management Customer Charter.

In this instance:

- the applicant/agent was updated of any issues after the initial site visit,
- was provided with pre-application advice,
- The applicant was provided the opportunity to submit amendments to the scheme/ address issues.
- Queries concerning these minutes?