

Planning Committee

Wednesday the 16th March 2016 at 7.00pm



Update Report for the Committee

The following notes and attached papers will be referred to at the meeting and will provide updated information to the Committee to reflect changes in circumstances and officer advice since the reports on the agenda were prepared

3. **Minutes** – to approve the Minutes of the Meeting of this Committee held on the 17th February 2016
4. Requests for Deferral/Withdrawal

Part I – Monitoring/Information Items

None for this Meeting

Part II – For Decision

5. Schedule of Applications
 - (a) **15/01575/AS- Site of former Klondyke Works, Newtown Road, Ashford, Kent - Model railway visitors centre for the display and heritage of model railway models including new highways junction and associated parking**

Errata

Para 7 – Should read ‘south-west’, and not ‘north-west’

Page 1.8 KCC Heritage comments – should read ‘turntables’ and not ‘timetables’.

Para 67 – Should read ‘CS10’ and not CS20

Clarification on impact on listed buildings

For the avoidance of doubt it is confirmed that the conclusion reached through the analysis set out on pages 1.13 & 1.14 of the report has;-

- (i) taken into account the requirement of s.66 of the Listed Buildings Act that requires special regard to be had to the desirability of preserving the settings of listed buildings,
- (ii) has taken into account the impact of the scheme on the settings of all of the listed buildings coloured yellow on the site location plan forming Figure 1 on page 1.3, and
- (iii) has taken into account the impact of the proposed pedestrian and vehicular accesses on matters of setting.

Updated Recommendation

Recommendation (A) to be amended to read as follows:-

Subject to the prior receipt of a Reptile Survey and appropriate mitigation measures, with delegated authority to the Strategic Sites and Design Manager or the Development Control Manager to approve the same and to add any further planning conditions or obligations necessary to secure it.

Additional planning conditions

The following condition requested by Southern Water needs to be added:-

Construction for the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Reason: To ensure proper sewerage disposal and avoid pollution of the surrounding area.

- (b) **14/01456/AS - Land adjoining 1 Willesborough Court, Blackwall Road South, Willesborough, Kent - Erection of 34 dwellings to include car parking, new access, landscaping and associated infrastructure**

Neighbours

4 further representations received. These cover the same points already comprehensively set out and then analysed in the report.

Southern Water

Reconfirm the comments made in a previous response to the application i.e. means of proposed foul and surface water sewerage disposal to be the subject of a planning condition.

Proposed additional conditions

The development 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 site (e.g. as a result of departure from the plans hereby approved and/or the terms of this permission).

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

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, no development shall be carried out within Schedule 2, Part 1 and Class A of that Order (or any Order revoking and re-enacting that Order), without the prior approval of the Local Planning Authority.

Reason: To ensure against inappropriate extensions being created to homes and thus protect the character and amenities of the locality.

Additional Notes to Applicant

Prospective purchasers of homes should note that (i) the applicant has identified that the street system shown on the approved plans will not be offered to Kent County Council for adoption as public highway and that, in such a scenario, (ii) condition 13 of this permission requires the submission of details of the future maintenance regime for roads to be submitted for approval of the Local Planning Authority. These details are required to be approved in writing by the Local Planning Authority before the occupation of the first dwelling and are required to include a timetable for implementation, details of responsible persons involved with the future maintenance of roads and clear funding proposals. Prospective purchasers of homes are advised to fully understand and take these future maintenance matters into account in deciding whether to purchase homes authorised by the grant of this permission.

(c) **14/01116/AS - Pluckley Brickworks, Station Road, Pluckley, Kent Proposed development of 25 dwellings and new access**

In the final round of consultation the number of neighbour objections is 6 rather than 7 stated in the report.

Further comments have been received from **WKPS** stating:

“I regret that WKPS was not aware that this application had re-appeared in amended form in September 2015, also that it is to be brought forward to the Planning Committee imminently. However, I hope that my comments can be forwarded to the Committee. I am principally concerned that this application for 25 executive houses excludes an affordable element, which would be the norm. If the Planning Committee are minded to approve this application, may I suggest that a commensurate contribution be made towards affordable/local needs/realistically priced market housing in Pluckley of the type that the village is adamant that it needs, i.e. small-scale housing for younger residents of Pluckley and for elderly residents wishing to downsize.”

Further comments have been received from **CPRE** stating:

“We reiterate our support for the development of housing on this brownfield site, as shown in our previous letter of 7th November and support a reduction in the number of houses proposed. We do not support all 25 houses proposed being large executive homes without any smaller, more affordable houses suitable for younger people and elderly residents, preferably local needs for Pluckley residents. With many existing houses being extended there is an increasing shortage of affordable housing in Pluckley (and other villages) for young people and elderly people wishing to downsize and stay in the village where they may have spent much of their lives.”