

Application Number	16/00425/AS	
Location	1 Caravan Site Chilmington Green, Chart Road, Great Chart, Ashford, Kent, TN23 3DT	
Grid Reference	98353/41054	
Parish Council	Great Chart with Singleton	
Ward	Great Chart with Singleton North	
Application Description	Replacement of fire damaged utility block	
Applicant	Ashford Borough Council – Community & Housing, Civic Centre, Tannery Lane, Ashford TN23 1PL	
Agent	Mr A Cox, Harrisons Chartered Surveyors, 5 Kings Row, Armstrong Road, Maidstone, ME15 6AQ	
Site Area	0.00ha	
(a) 4/1R	(b) +	(c) KCC Arch +

Introduction

1. This application is reported to the Planning Committee as the applicant is Ashford Borough Council.

Site and Surroundings

2. Chilmington Gypsy Site lies to the south of the housing development at Singleton Hill. It lies at the junction of Mock Lane and Chart Road on a ridge. Land falls on both the north and south sides of the site. To the south east of the site is the RMC Depot and limestone quarry. To the east is an industrial building and to the south is agricultural land within the Bethersden Farmlands landscape character area.
3. A site location plan is attached as an annex to this report.



Proposal

4. Full planning permission is sought for the erection of a replacement amenity block which has been destroyed by fire and is now unusable. The amenity block was granted permission as part of planning permission 06/00147/AS providing bathroom and laundry facilities to serve two existing pitches.
5. The block will be sited on the footprint of the existing block and of exactly the same dimensions; namely 9.8m in length, 3.6m in width and a height of 3.5m. As before, the roof will be covered in roofing sheeting and the external walls are to be clad with rendered panels of similar colour to the brickwork of the existing building.

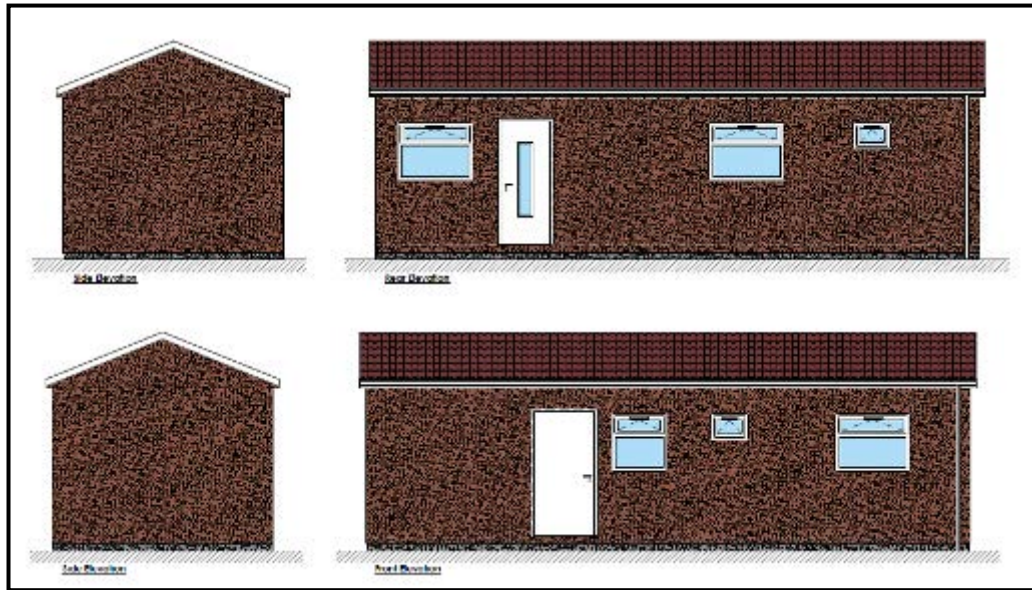


Figure 2 - Proposed elevations

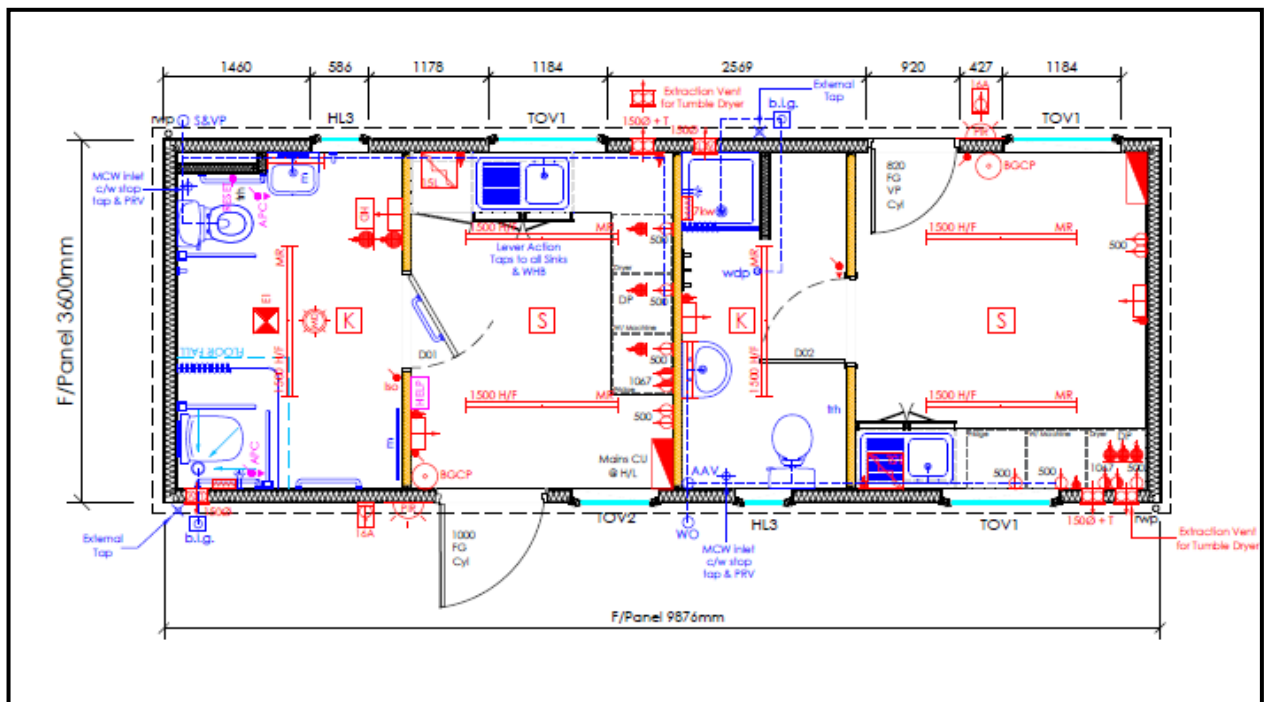


Figure 3 - proposed floor plan



Figure 4 - photo of existing situation from carriageway edge

Planning History

6. In 1969 temporary planning permission was granted for the use of the land as a caravan site for gypsies and travellers. This was renewed in 1985. In 1990 (reference 90/00715/AS) permission was granted to upgrade the site including pitch relocation and the building of amenity blocks.
7. And then, as stated above, permission was granted in 2006 (06/00147/AS) for internal alterations and an extension to existing amenity blocks, the formation of 3 new amenity block buildings (one subject of this planning application) and hard standings. Extension to existing roadway, replacement of and alterations to internal boundary fences and the installation of new boundary fence.

Consultations

Ward Member: No comment received to date

Great Chart and Singleton Parish Council: No comment

KCC Archaeology – no comment

Neighbours: 4 neighbours consulted; one letter of objection received stating:

- no sense in putting more caravans/mobile homes on a site where the landlord has no control over the tenants. Why bother rebuilding when it will be set alight again, the council tax payer pays towards the running costs of that site; flytipping; why increase pitch numbers; manager and police reluctant to visit

site due to health and safety; why did council not let tenants have the site under right to buy; concerns over horses in field (*JDCM note: this application is not for any more caravans/mobile home or pitches; the other issues raised are not material planning considerations*)

Planning Policy

8. The Development Plan comprises the saved policies in the adopted Ashford Borough Local Plan 2000, the adopted LDF Core Strategy 2008, the adopted Ashford Town Centre Action Area Plan 2010, the Tenterden & Rural Sites DPD 2010, the Urban Sites and Infrastructure DPD 2012 and Chilmington Green AAP 2013.
9. The relevant policies from the Development Plan relating to this application are as follows:-

Local Development Framework Core Strategy 2008

CS1 – Guiding Principles for Sustainable Development and High Quality Design

CS9 – Design Quality

CS14 – Gypsies and Travellers

The following are also material to the determination of this application:-

National Planning Policy Framework 2012

10. Members should note that the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise. A significant material consideration is the National Planning Policy Framework (NPPF). The NPPF says that less weight should be given to the policies above if they are in conflict with the NPPF.

Assessment

11. The main issues for consideration are:
 - Visual amenity
 - Residential amenity
 - Highway safety

Visual amenity

12. The principle of the building itself was deemed acceptable under the 2006 permission. The replacement building is in exactly the same position as well as the same design and size as that it is to replace and blends in with the existing site and, given its small scale nature, would not be harmful to the visual amenity of the surrounding area nor street scene.

Residential amenity

13. The amenity block will serve two of the immediate caravans. Given the absence of other residential properties in close proximity to the site itself and together with the nature of the development, I do not consider any harm would be caused to residential amenity.

Impact on Highway Safety

14. The development does not generate the need for any parking. In any event, parking provision to serve the existing pitches is immediately available on hardstanding surrounding the amenity block and within the site itself. I therefore do not consider the development to be harmful to highway safety.

Human Rights Issues

15. I have also taken into account the human rights issues relevant to this application. In my view the "Assessment" section above and the Recommendation below represent an appropriate balance between the interests and rights of the applicant (to enjoy his land subject only to reasonable and proportionate controls by a public authority) and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties).

Working with the applicant

16. 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 as explained in the note to the applicant included in the recommendation below.

Conclusion

17. In light of the above assessment, I am satisfied that the proposed development would comply with the requirements of DP policy and therefore recommend that planning permission is granted.

Recommendation

Permit

Subject to the following conditions and notes:

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 development shall be carried out in accordance with the details of external materials specified in the application which shall not be varied without the prior written permission of the Local Planning Authority.

Reason: In the interests of visual amenity.

3. 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.

4. 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.

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 application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

Background Papers

All papers referred to in this report are currently published on the Ashford Borough Council web site (www.ashford.gov.uk) . Those papers relating specifically to this application may be found on the [View applications on line](#) pages under planning application reference 16/00425/AS.

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Annex 1



Ashford Borough Council



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