

Planning Committee

Wednesday the 15th June 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 18th May 2016
4. Requests for Deferral/Withdrawal

Part I – Monitoring/Information Items

None for this Meeting

Part II – For Decision

5. Schedule of Applications
 - (a) **15/01671/AS - Former Powergen Site, Victoria Road, Ashford - Hybrid application for five plots comprising:**
 - (1) **Full and detailed application for plots 1 and 2 comprising: erection of 400 dwellings, a retail kiosk/cafe unit (Use class A1/A3) and associated parking, public surface car park, plant and storage; together with landscaping and access works.**
 - (2) **Outline application with appearance and landscaping reserved for plots 3, 4 and 5 comprising: demolition of existing buildings/structures and erection of 260 dwellings, associated parking, plant and storage together with landscaping and access works**

Additional Local Resident comments:

Central Ashford Community Forums comments were unfortunately included within the neighbour comments of the report. These comments should have been separated out.

- Parking provision inadequate
- designs of the flats unattractive
- flats would be unaffordable
- We were informed that the inclusion of so many flats was essential to make the scheme
- Trustees believe that there are enough flats being built in town already.

- The developer seems to be aiming to maximise profit by selling overpriced flats to incomers with no respect for the appearance of the area.

One additional neighbour comment as follows:

- People renting will not put down roots, too many people in a very small area, very close to town, I can foresee trouble

Additional conditions

Prior to the commencement of the development hereby approved details of a reptile translocation and management strategy shall be submitted to and approved by the Local Planning Authority in writing. Thereafter the reptiles shall be translocated prior to any works including site clearance taking place.

Reason: In the interests of biodiversity and ecology.

Prior to the first occupation of any plot hereby approved, details of a residents' car club shall be submitted to and approved by the Local Planning Authority in writing and shall thereafter be implemented and provided in accordance with the approved details.

Reason: In the interests of encouraging sustainable transport methods and reducing the reliance on the private car.

Prior to the occupation of each plot hereby approved, details of electrical vehicle charging points for that plot shall be submitted to and approved by the Local Planning Authority in writing and shall thereafter be implemented and maintained in accordance with the approved details.

Reason: In the interests of sustainability and providing for the future needs of residents.

Amendments to conditions

Condition 30 to be deleted as this has not been requested by High Speed 1.

Additional proposed s106 Heads of Terms

- The Council to covenant to allow the new bridge over the River Stour to land/connect into Victoria Park on terms to be agreed.
- Quality Monitoring fee – to be agreed per annum for the duration of the development

- (b) **16/00520/AS - Sunny Bank, Rock Hill Road, Egerton, Ashford TN27 9EA - Partial rebuild of existing garage and alterations to existing roof to increase pitch**

Additional condition

Before the first use of the garage hereby permitted the two rooflights on the south west elevation shall be fitted with obscure glazing, fixed shut and shall be permanently retained in that condition thereafter.

Reason: In the interests of the residential amenities of adjacent dwelling

- (c) **16/00569/AS - Multi Storey Car Park, Edinburgh Road, Ashford, Kent - Erection of palisade fencing at a maximum height of 3m (retrospective**

No updates

- (d) **16/00616/AS - Imber, Cheesemans Green Lane, Sevington, Ashford, Kent, TN24 0LJ - Erection of a flag pole**

No updates