

<b>Application Number</b>	16/01245/AS				
<b>Location</b>	Land South West adjoining 40 Boxley, Ashford, Kent				
<b>Grid Reference</b>	99707/41984				
<b>Parish Council</b>	None				
<b>Ward</b>	Victoria (Ashford)				
<b>Application Description</b>	Construction of two 3 bedroom semi-detached houses plus ancillary parking of nine spaces.				
<b>Applicant</b>	Mr G Holloway, Development and Regeneration Manager, Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent, TN23 1PL				
<b>Agent</b>	Mr Craig Dobson, RDA Consulting Architects, Evegate Park Barn, Evegate, Smeeth, Ashford, Kent, TN25 6SX				
<b>Site Area</b>	0.6ha				
(a)	14 / -	(b)	-	(c)	KH&T X, EHM X, SW X

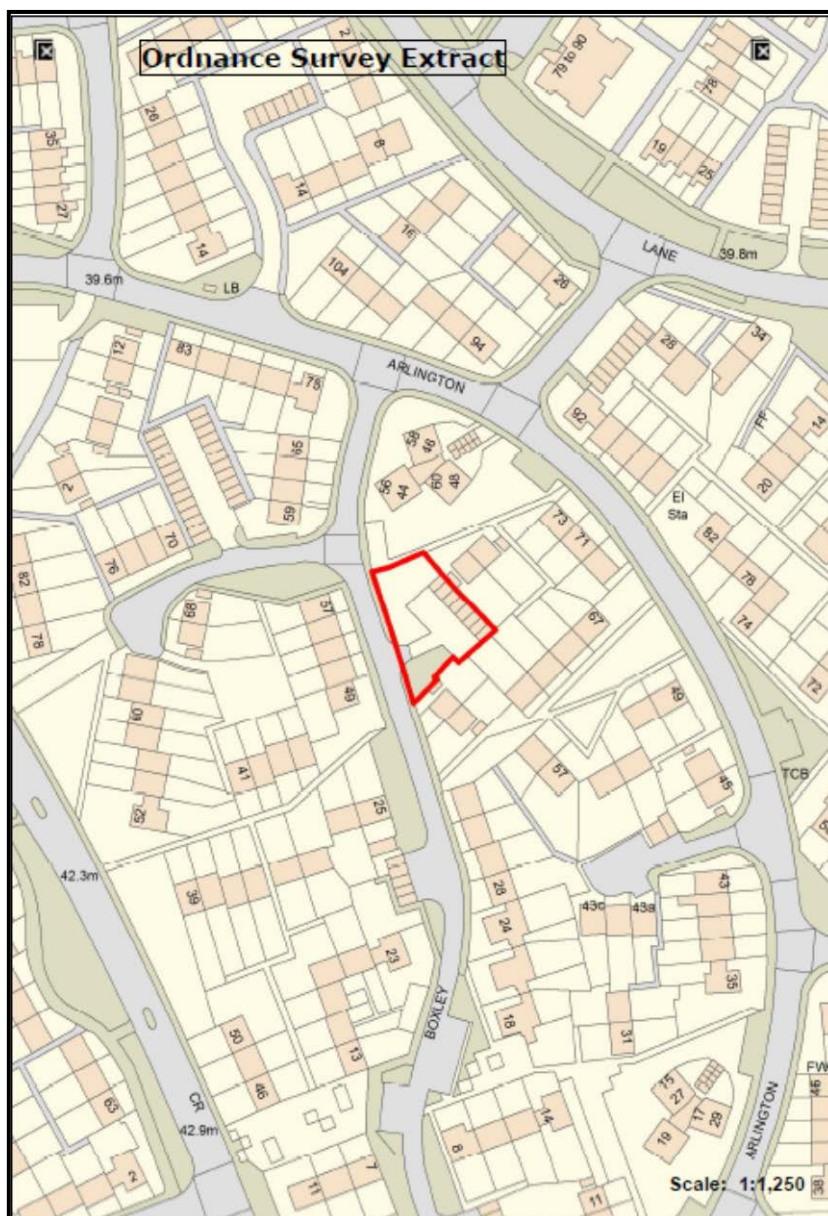
## Introduction

1. This application is reported to the Planning Committee because the applicant is Ashford Borough Council.
2. An identical application was previously considered at the Planning Committee of 13 February 2013 and the committee resolved to grant planning permission subject to conditions. That planning permission expired on 20 February 2016. The scheme currently being considered is the same as expired permission

## Site and Surroundings

3. The application site is an existing area of open space which is laid to grass to the north and west and contains a garage block of 8 garages with associated hardstanding to the north east and east of the site. The existing garages are prefabricated concrete flat roof buildings and provide garaging for properties on Boxley. The local area is characterised by residential housing of varying design, size and form ranging from terraced houses, to semi detached houses to a block of flats.

4. A plan showing the application site in relation to its surroundings is found below and also attached as **Annex 1** to this report.



**Figure 1 Site Location Plan**

## Proposal

5. Full planning permission is sought for the erection of a pair of two storey, three bedroom dwellings with nine ancillary parking spaces. The properties are orientated to have their front elevations facing to the north and accessed by way of a pedestrian pathway. The vehicle parking spaces would be located to the west of the dwellings accessed directly from Boxley. Two of the spaces are allocated spaces for the two dwellings with the seven spaces unallocated for use by local residents as well as occupants of the dwellings themselves.

6. The dwellings would be of a two storey design with white render finish, brick banding detailing and chimneys. Canopy porches are provided to the front elevations to create an entrance feature. Both properties would have their own rear gardens bounded by 1.8 metre high close boarded fencing with 300mm of trellis on top. It is proposed to provide both properties with a shed to the south of the garden area for general storage and storage of bicycles. The front gardens would be bounded by a 1.2 metre high pale fence and laid to grass. An area is provided for the provision on bin storage.

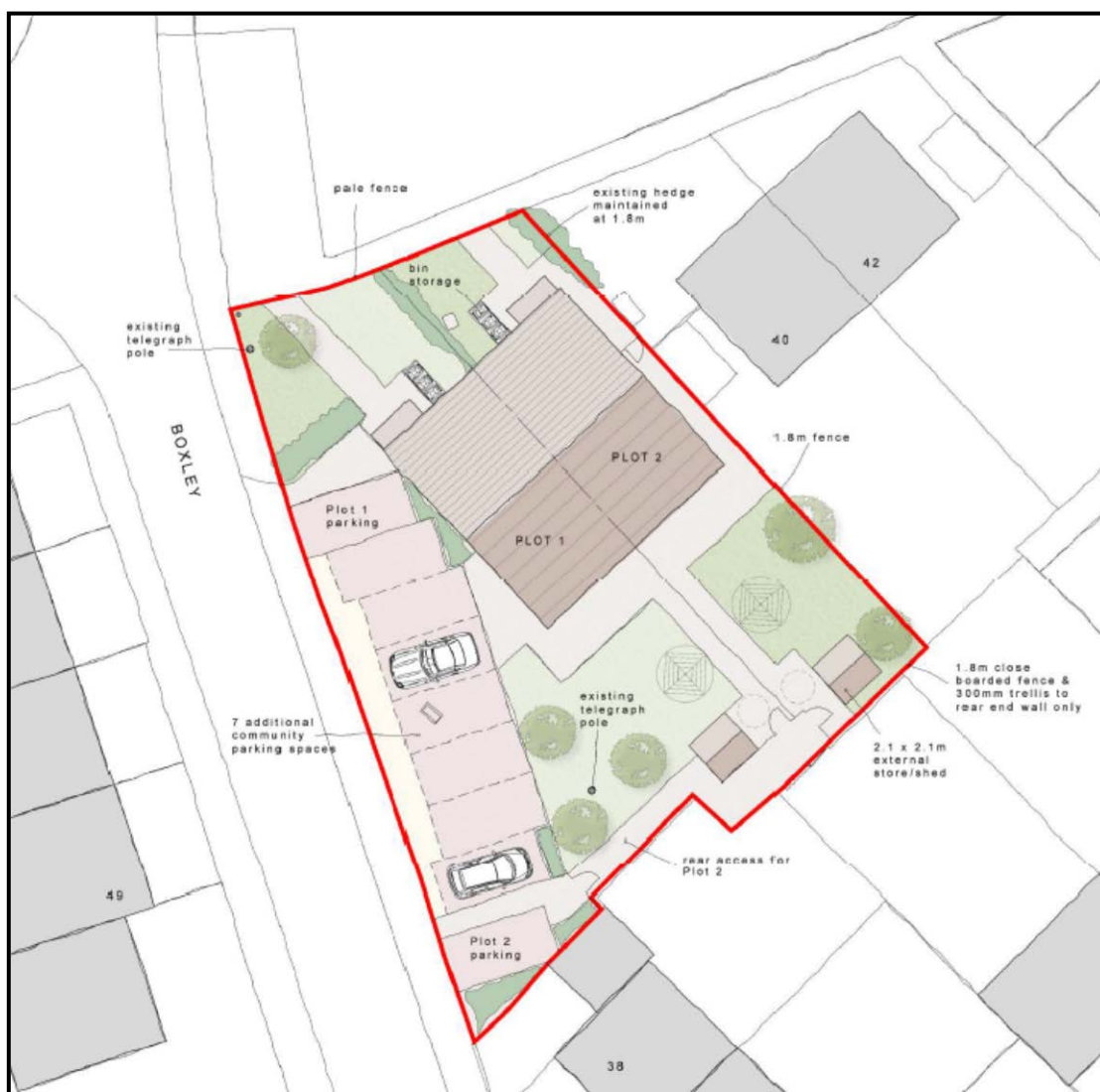
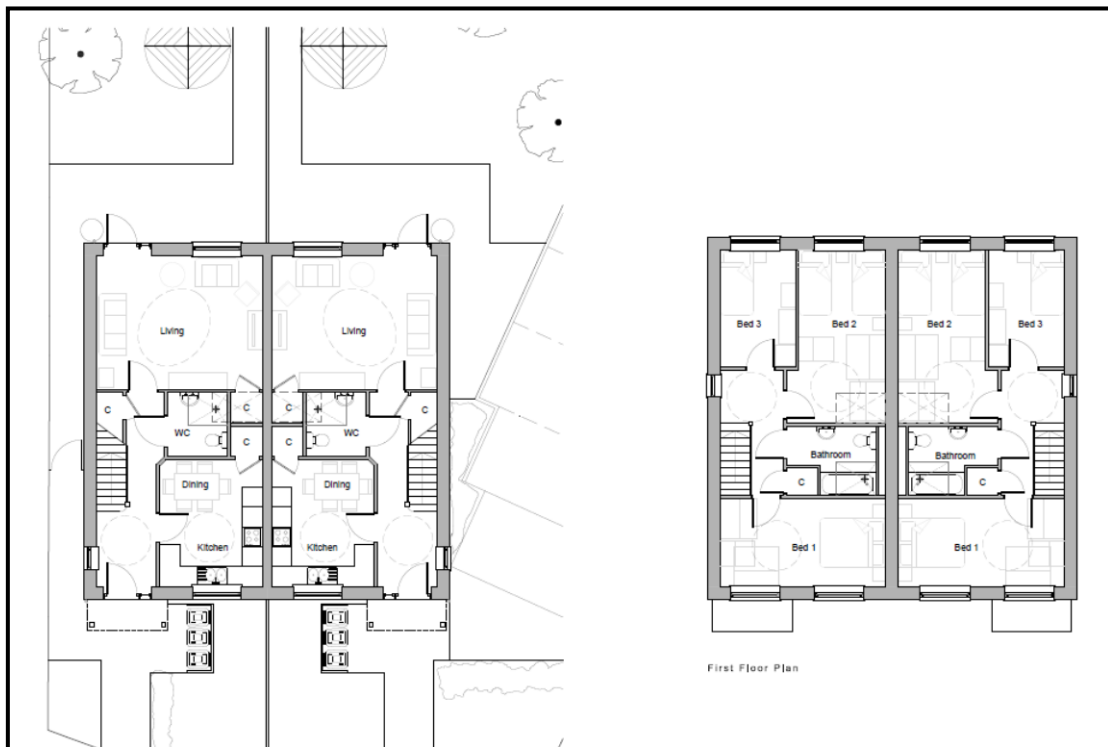
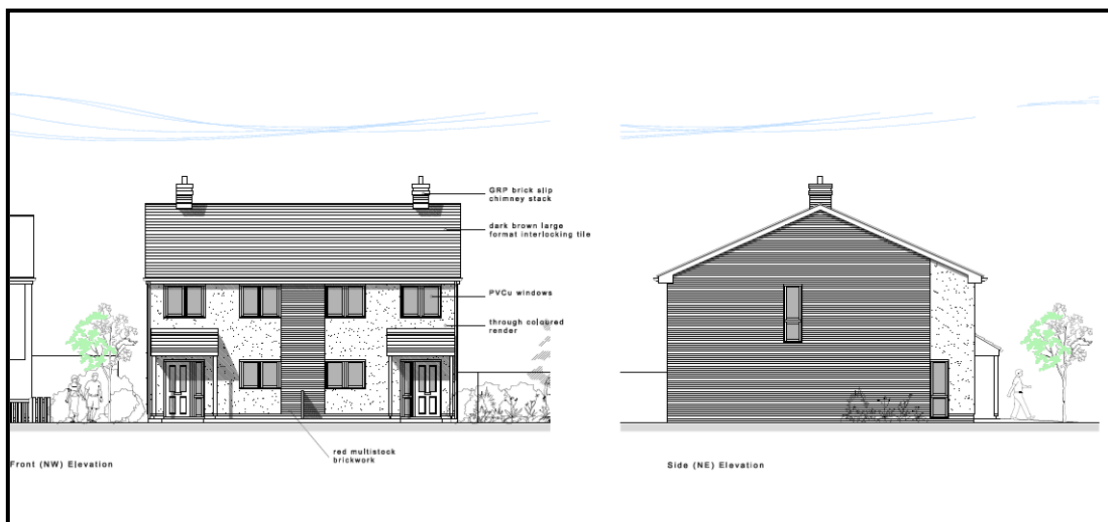


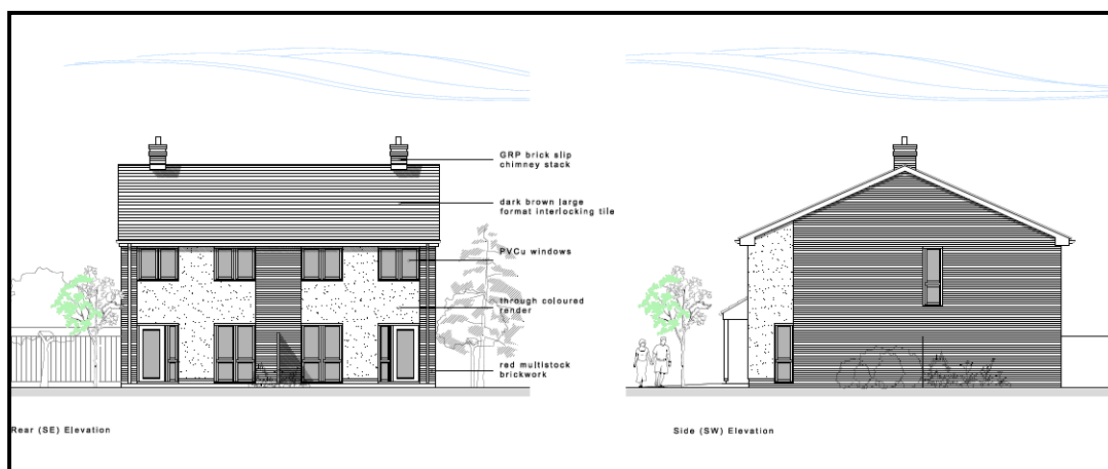
Figure 2 Proposed Site Plan



**Figure 3 Proposed Ground and First Floor**



**Figure 4 Proposed North West and North East Elevations**



**Figure 5 Proposed South East and South West Elevations**



**Figure 6 Proposed Street Scene**

7. In support of the application, the following information has been submitted and summarised below:

### **Planning Design and Access Statement**

8. This has carried out an analysis of the site context and surroundings and is supported by photos.
9. It claims that the existing garages have been difficult to rent out and that anti-social behaviour has been reported as a problem on the site.
10. It states that the original consultation process included pre-application advice with the planning department and consultation with a planning consultant, Local Councillors and through on site public consultation, including an event held on 9 October 2012. It is stated that the scheme has been revised to incorporate constructive feedback wherever possible and all concerns received a response.

11. The statement concludes the following:

- The development is well designed and would enhance the character and natural security of the surrounding area.
- The development would have no significant impact on the amenities of neighbouring residents.
- The buildings are designed to a high standard respecting the scale, grain, street patterns, massing, materials, colours, style and detailing of surrounding areas. The densities relate exactly to the surroundings and the homes are not overbearing.
- The development would represent efficient use of the land and would provide a community benefit in terms of parking and visual enhancement.
- It provides two units of much needed affordable housing.

#### **Phase 1 Desk Study**

12. This concludes that in view of the history of the site it is considered likely that made ground soils are present on the site and these should be assumed to be contaminated at this stage. Further intrusive works and laboratory testing will need to be undertaken to determine the actual level of risk at the site.

#### **Phase II Investigation Report**

13. The report concludes that localised contamination by lead has been recorded within the made ground present beneath the hardstanding areas. No elevated levels of contamination were recorded within the made ground soils present beneath the soft landscaped areas of the site. The report contains a method statement for remediation.

## **Planning History**

12/01196/AS Construction of two 3 bedroom semi-detached houses plus ancillary parking of 9 spaces. Granted. Lapsed.

## **Consultations**

**Ward Members:** No comments have been received from the ward members (Cllr Apps and Cllr Farrell). One of the Ward Members is on the Planning Committee.

**Kent Highways and Transportation:** No objection subject to conditions.

**Environmental Services:** No objection subject to conditions.

**Southern Water:** No objection. A formal application is required for a connection to the public foul sewer. Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served and the potential means of access before any further works commence.

## **Planning Policy**

14. The Development Plan relevant to this application 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 the Chilmington Green AAP 2013. On 9 June 2016 the Council approved a consultation version of the Draft Local Plan to 2030. Consultation commenced on 15 June 2016 and has now closed. At present the policies in this emerging plan can be accorded little or no weight.
15. The relevant policies from the Development Plan relating to this application are as follows:-

### **Ashford Borough Local Plan 2000**

HG5 Sites not on the Proposals Map

### **Local Development Framework Core Strategy 2008**

CS1	Guiding Principles
CS2	The Borough Wide Strategy
CS9	Design Quality
CS13	Range of Dwelling Types and Sizes
CS15	Transport
CS20	Sustainable Drainage

### **Urban Sites and Infrastructure DPD 2012**

U0 Presumption in Favour of Sustainable Development

### **Local Plan to 2030**

SP1 Strategic Objectives

SP2	The Strategic Approach to Housing Delivery
SP6	Promoting High Quality Design
HOU3	Residential Development in Ashford urban area
HOU12	Residential space standards internal
HOU14	Accessibility Standards
HOU15	Private external open space
EMP6	Promotion of Fibre to the Premises (FTTP)
TRA3a	Parking Standards for Residential Development
ENV7	Water Efficiency
ENV8	Water Quality, Supply and Treatment
ENV9	Sustainable Drainage

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

**Supplementary Planning Guidance/Documents**

Residential Space and Layout SPD 2011– External Space Standards Only

Residential Parking and Design SPD 2010

Sustainable Drainage (SUDS) SPD 2010

Public Green Spaces and Water Environment SPD 2012

Dark Skies SPD 2014

Sustainable Design and Construction SPD April 2012 (however this is no longer being applied to residential developments following the passing of the Housing and Planning Act 2016)

**Government Advice**

National Planning Policy Framework 2012

National Planning Practice Guidance (NPPG)



17. 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. The following sections of the NPPF are relevant to this application:-

- Paragraph 14 sets out presumption in favour of sustainable development
- Paragraph 17 sets out the core planning principles including every effort should be made objectively to identify and then meet the housing needs of the area; and always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; encourage the effective use of land by reusing land that has been previously developed (brownfield), provided that it is not of high environmental value; contribute to conserving and enhancing the natural environment, conserve heritage assets.
- Section 4 requires developments that generate significant amounts of movement should be supported by a Transport Statement.
- Section 6 sets out about delivering a wide choice of high quality homes, including plan for the needs of different groups in the community including older people.
- Section 7 sets out requiring good design.

18. Other Government Policy

Technical Housing Standards – Nationally described space standards

## **Assessment**

19. The main issues for consideration are:

- Principle of the Development and Loss of Open Space
- Visual Impact
- Residential Amenity
- Car Parking
- Other Material Planning Considerations

### **Principle of the Development**

20. The scheme currently being considered is the same as the scheme granted planning permission in 2013, which has recently expired. Consequently, the development to which this application relates has previously been judged to be acceptable in principle. On this basis, I consider that an assessment should be focussed on whether any national or local policies or other material considerations have changed significantly since the original grant of planning permission
21. There have not been any changes to the relevant adopted Development Plan policies or to the NPPF since the previous grant of planning permission.
22. The site lies within the Ashford urban area within an established residential area and is well served by public transport and within easy access by foot to local shops and schools. The site is therefore located in a sustainable location in transport terms.
23. The site is an area of informal green space which is not identified as formal public open space in the Ashford Borough Local Plan nor is it a facility of the type referred to in CS18 of the Ashford Borough Council Core Strategy. There are numerous other areas of informal open space in the vicinity and as such there would not be an adverse impact caused through loss of open space in the local area. Consequently, the view remains that the development is acceptable in principle.

### **Visual Impact**

24. Core Strategy policies CS1 and CS9 require good design indicating that development proposals should be of a high quality design, should have a similar scale, height, layout and massing to surrounding buildings and should be rich in design and materials. This is consistent with the NPPF which seeks to ensure that new development responds positively to its context and indicates that Local Planning Authorities should seek to promote or reinforce local distinctiveness.
25. Since the granting of permission in 2013, there have been no significant changes in relation to the physical characteristics of the properties and their relationship to each other.
26. The existing properties surrounding the site are of a mixed appearance, ranging from tile hung terraces to those which are a mixture of brick and render and others with pvc cladding. Pitched roofs with gable ends are a common theme of design. The development continues to propose two, 2 storey semi-detached dwellings of a traditional form. The form, scale and massing remains consistent with neighbouring properties. Given the

assortment of local design, it is my view that the development would sit unassumingly within the local context. The proposed materials will fit in well within the immediate locality, and subject to an appropriate colour palette would assist in the assimilation of the new development into its current setting.

27. The layout, which remains the same as previously approved, complements the urban grain in the locality by ensuring adequate spacing and retaining open frontages to the site resulting in a green appearance to the front. The dwellings are proposed to face onto a footpath which also serves the adjacent dwellings, thus mirroring the established pattern of development.
28. For the reasons set out above; I consider that the proposal would sit comfortably within the street scene and wider contextual setting and I am satisfied that the development would not detract from the overall appearance of the street scene in accordance with the policies detailed in the preceding paragraphs.

### **Residential Amenity**

29. The closest neighbour to the application site is 40 Boxley. This neighbour has a ground floor hall window and a first floor landing window facing onto the application site. Whilst the new dwelling would abut the boundary with this neighbour, given the nature of the spaces served by the windows, no significant adverse impact would be caused through loss of light.
30. To the rear (south east) of the site are 61 and 63 Arlington whose gardens join onto the proposed garden areas of the new dwellings. The rear elevation to the new dwellings would be located 25 metres from the rear elevation of the neighbouring properties. Whilst there would be an increase in overlooking from the new dwellings to the garden of this neighbour, overlooking is characteristic of an urban area such as this. Further, the separating distance between the two properties would prevent a harmful level of overlooking from occurring to either the dwelling or most private residential garden area.
31. In respect of future residents the internal accommodation proposed complies with the National Described Space Standards and the gardens are of size which complies with the Councils Residential Space and Layout SPD.

### **Car Parking**

32. The development proposes the provision of 9 off road car parking spaces both to serve the new dwellings and to replace those lost from the garages and front forecourt parking area. Two of the spaces would be allocated, one to each of the dwellings and a further 7 spaces would be unallocated for use both by the new dwellings and other local residents. The Residential Parking

Standards SPD requires two allocated spaces to serve each dwelling, however, given the provision of seven unallocated spaces, it is my view that this would be sufficient to serve the two new dwellings and compensate for the loss of the existing parking provision. This statement is supported by Kent Highways and Transportation who raise no objections to the application subject to conditions securing the retention of the proposed parking, parking for bicycles and conditions relating to the management of the construction phase.

### **Other Material Considerations**

#### Whether Obligations are Necessary

33. Development Plan policies CS18, CS18a and adopted Public Green Space and Water Environment SPD, seek contributions from all new residential development toward public green space and infrastructure in accordance with the NPPF which stresses the need to ensure effective planning for high quality open spaces, sport and recreation facilities. The contributions sought are tariff style planning obligations, used to help fund informal and natural public green space, outdoors sports facilities, allotments, children's play and a strategic parks in the Borough.
34. Under the previous application the requirement to make such contributions was waived as the benefits of helping to overcome the parking problems in the local area, reducing opportunities for anti social behaviour and providing a better environment for the residents of the new properties and the occupiers of the surrounding dwellings was considered to outweigh the harm from not seeking the relevant contributions.
35. In the case of the current application following a court of appeal judgement on 11th May 2016, the NPPG regarding contributions has been amended and the Council can no longer seek contributions toward green space on development sites of 10 dwellings or less. Therefore, financial contributions can no longer be sought for this development and it is no longer necessary for the applicant to provide a justification for not complying with the requirements of the relevant development plan policies, SPD and the NPPF.

#### Contamination

36. An updated Contamination Assessment Report and Phase II Site Investigation Report dated October 2014 have been submitted. The Assessment Report states that it should be assumed that the site is contaminated at this stage. Likely contaminants include the presence of petroleum hydrocarbon and asbestos from the domestic garages and car parking. The Phase II study includes a remediation method statement for dealing with contaminants.

37. The Environmental Services Manager supports the content of these documents. It is suggested that a condition is placed on any permission requiring the remediation to be carried out in accordance with the Phase II Site investigation and that certification be provided confirming that the remediation is complete.

#### SUD's

38. The level of detail provided on the surface water management is limited. So whilst it is considered that the proposal has a feasible surface water solution based on the information provided, more details should be provided by condition to ensure compliance with the Councils adopted SPD.

### **Human Rights Issues**

39. 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 their 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**

40. 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**

41. The proposal does not accord with all of the relevant adopted Development Plan policies as outlined above. However, the scheme currently being considered is the same as the scheme granted planning permission in 2013 reference 12/01196/AS. There have not been any changes to the relevant adopted Development Plan policies or to the NPPF since the previous grant of planning permission and there was seen to be no significant changes in relation to the physical characteristics of the properties and their relationship to each other.
42. The site lies within the confines of Ashford where the principle of further residential development is acceptable. The proposal would not mean the loss of any identified formal open space and would not lead to a lack of amenity land locally.

43. The development would not result in harm to the visual amenity of the locality, sitting comfortably within the street scene and not detracting from the character of the local area.
44. The dwellings would not have a detrimental impact upon the residential amenity of neighbouring dwellings or the residential amenity of future occupants of the properties.
45. The development provides sufficient off road car parking provision.
46. It is no longer necessary for the applicant to make any financial contributions in accordance with relevant development plan policies and the Open Spaces and Water Environments SPD.
47. For the reasons above I consider that the scheme is acceptable and that material considerations outweigh the need to comply with some of the Council's adopted policies.. It is therefore recommended that this application is approved.

## Recommendation

### Permit

#### on the following grounds:

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 & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Written details including source/ manufacturer, and samples of bricks, tiles and cladding materials to be used externally including in the construction of any hard surfacing shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the development shall be carried out only using the approved external materials.

**Reason:** In the interests of visual amenity.

3. 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.

4. No construction activities shall take place, other than between 0730 to 1800 hours (Monday to Friday) and 0730 to 1300 hours (Saturday) with no working activities on Sunday, Public or Bank Holidays.

**Reason:** To protect the amenity of local residents in accordance with Policy CS1 of the Local Development Framework Core Strategy.

5. Prior to works commencing on site, details of parking for site personnel as well as details of loading and turning areas for construction traffic shall be submitted to and approved in writing by the Local Planning Authority and thereafter the approved parking, loading and turning areas shall be provided prior to the commencement of development and retained throughout the construction of the buildings.

**Reason:** To ensure provision of adequate parking, loading and turning facilities for vehicles in the interests of highway safety and to protect the amenities of local residents.

6. Prior to the commencement of development, details of facilities, by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed free of mud and similar substances at the application site, shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall then be provided prior to the works commencing on site and thereafter shall be maintained in an effective working condition and used before vehicles exit the site and enter onto the adopted highway for the duration of the construction works.

**Reason:** To ensure that no mud or other material is taken from the site onto the neighbouring highway by wheels of vehicles leaving the site to the detriment of highway safety and the amenities of local residents.

7. The vehicle parking spaces, shown on drawing number 16.141-05 shall be provided, surfaced and drained in accordance with details previously submitted to and approved in writing by the Local Planning Authority before the use is commenced or the premises occupied, and shall be retained available for use thereafter. No permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out on that area of land so shown or in such a position as to

preclude vehicular access to the reserved parking, bicycle and refuse facilities.

**Reason:** To ensure adequate provision for vehicle parking, storage for bicycles and refuse in order to prevent the displacement of car parking, in the interest of highway safety, and in the interest of visual amenity.

8. The storage facilities for bicycles and refuse shall be provided, in accordance with details approved on drawing numbers 16.141.05 and 16.141-09 before the use is commenced or the premises occupied, and shall be retained and maintained available for use by the occupiers of the premises thereafter.

**Reason:** To ensure the permanent retention of cycle parking in the interest of promoting sustainable modes of transport.

9. The boundary treatment shall be provided before the occupation of the dwellings, in accordance with details approved on drawing numbers 16.141-05 and 16.141-09 and shall thereafter be maintained.

**Reason:** To ensure a satisfactory appearance upon completion and in the interest of amenity.

10. Prior to the commencement of development, A detailed remediation scheme to ensure that the site is suitable for the intended use (by removing unacceptable risks to human health, buildings and other property and the natural and historical environment) must be submitted to and approved in writing by the Local Planning Authority. The scheme must describe all the relevant works to be undertaken including, the proposed remediation objectives and performance criteria, a schedule of works and site management protocols.

The scheme must deliver a site that will not qualify as 'contaminated land' under Part 2A of the Environmental Protection Act 1990, having regard to the intended use of the land after remediation.

The approved scheme shall thereafter be carried out in accordance with its approved terms, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be notified at least two weeks prior to commencement of the remediation scheme works.

Following completion of the remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be prepared and submitted for approval in writing by the Local Planning Authority.



**Reason:** To ensure that risks from land contamination to the future users of land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

11. No development shall commence until plans and particulars of a sustainable drainage system (including the details below) for the disposal of the site's surface water have been submitted to and approved in writing by the Local Planning Authority. The submitted system shall comprise retention or storage of the surface water on-site or within the immediate area in a way which is appropriate to the site's location, topography, hydrogeology and hydrology.

The submitted system shall be designed to:-

- i. avoid any increase in flood risk
- ii. avoid any adverse impact on water quality,
- iii. achieve a reduction in the run-off rate to 2l/s/ha,
- iv. promote biodiversity,
- v. return the water to the natural drainage system as near to the source as possible, and
- vi. operate both during construction of the development and post completion.

The submitted details shall include identification of the proposed discharge points from the system, a timetable for provision of the system and arrangements for future maintenance (in particular the type and frequency of maintenance and responsibility for maintenance) timetable. The approved system shall be maintained in accordance with the approved details and shall be retained in working order until such time as the development ceases to be in use.

**Reason:** In order to ensure the sustainable storage and disposal of surface water in accordance with Core Strategy Policy CS20.

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

**Reason:** In the interests of protecting the character and amenities of the locality.

13. 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 and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification).

**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.

14. 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 application was acceptable as submitted and no further assistance was required.
  - the application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.
2. It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.
3. "A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)".

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 03303030119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)".

## Background Papers

All papers referred to in this report are currently published on the Ashford Borough Council web site ([www.ashford.gov.uk](http://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 16/01245/AS.

**Contact Officer:** Claire Marchant

**Telephone:** (01233) 330739

**Email:** [claire.marchant@ashford.gov.uk](mailto:claire.marchant@ashford.gov.uk)

Annex 1



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