



Planning Committee

Notice of a Meeting, to be held in the Council Chamber, Civic Centre, Tannery Lane,
Ashford, Kent TN23 1PL on Wednesday, 19th October 2016 at 7.00 pm.

The Members of this Committee are:-

Cllr. Burgess (Chairman)

Cllr. Link (Vice-Chairman)

Cllrs. Apps, Bennett, Mrs Blanford, Bradford, Chilton, Clarkson (ex officio), Clokie, Dehnel,
Galpin, Heyes, Krause, Murphy, Ovenden, Powell, Waters, Wedgbury.

If additional written material is to be submitted to the Planning Committee relating to any report on this Agenda, this must be concise and must be received by the Contact Officer specified at the end of the relevant report, and also copied to Planning.help@ashford.gov.uk, before 3pm on the day of the Meeting so that it can be included or summarised in the Update Report at the Meeting, otherwise the material will not be made available to the Committee. However, no guarantee can be given that all material submitted before 3pm will be made available or summarised to the Committee, therefore any such material should be submitted as above at the earliest opportunity and you should check that it has been received.

Agenda

Page
Nos.

1. **Apologies/Substitutes** – To receive Notification of Substitutes in accordance with Procedure Rule 1.2(iii) and Appendix 4.
2. **Declarations of Interest:-** To declare any interests which fall under the following categories, as explained on the attached document:
 - a) Disclosable Pecuniary Interests (DPI)
 - b) Other Significant Interests (OSI)
 - c) Voluntary Announcements of Other InterestsSee Agenda Item 2 for further details
3. **Minutes** – to approve the Minutes of the Meeting of this Committee held on the 14th September 2016
4. Requests for Deferral/Withdrawal

Note to Members of the Committee: The cut-off time for the meeting will normally be at the conclusion of the item being considered at 10.30pm. However this is subject to an appropriate motion being passed following the conclusion of that item, as follows:

“To conclude the meeting and defer outstanding items of business to the start of the next scheduled Meeting of the Committee”.

Part I – Information/Monitoring Items

None for this Meeting

Part II – For Decision

5. Schedule of Applications

- | | | |
|-----|---|-----|
| (a) | 16/01157/AS - Former Pledges Mill and South Kent College Site and land south of junction of Beaver Road and, Victoria Road, Ashford, Kent - Full planning application for development of a brewery, with shop, bar and restaurant (Use Classes B2/A1/A3/A4), three commercial units (Use Classes A1/A2/B1) and 216 residential units with associated parking, substations, landscaping and access works | 1.1 |
| (b) | 16/01167/AS - Former Pledges Mill and South Kent College site, Victoria Road, Ashford, Kent - Full planning application for a superstore (Use Class A1) with associated parking, substation, landscaping and access works | 2.1 |
| (c) | 16/01012/AS - Land west of the junction of Carters Wood and Ruckinge Road Hamstreet - Erection of three bungalows and associated access on land to the rear of 33-36 Carters Wood | 3.1 |
| (d) | 16/01013/AS - Howletts Farm, Knockwood Lane, Molash, Canterbury, Kent, CT4 8HW - Variation to conditions 5 & 7 on planning permission 14/01326/AS to allow 40 HGV movements to and from the site per week and additional external lighting | 4.1 |
| (e) | 14/01000/AS - Brockton Farm Paddock, Vicarage Lane, Charing - Change of use of land for the stationing of 4 No. mobile homes for residential use by a gypsy family, the stationing of 2 No. touring caravans, two amenity blocks and one stable/amenity block (part retrospective) | 5.1 |
| (f) | 15/01448/AS - 23 Tufton Street, Ashford, Kent, TN23 1QN - Demolition of existing building within conservation area and redevelopment of site to provide mixed use building of 1x office unit (B1) and 14x residential units | 6.1 |
| (g) | 16/00458/AS - Land rear of 25, The Street, Hothfield, Kent - Construction of a new single dwelling, garage and associated landscaping - | 7.1 |
| (h) | 16/00967/AS - 6 John Newington Close, Kennington, Ashford TN24 9SG - Erection of a two storey rear extension following removal of the existing conservatory and erection of shed in the front garden | 8.1 |
| (i) | 16/01235/AS - Land south of 16 – 34, Calland, Smeeth - Erection of 4 semi-detached houses on land adjacent to 34 Calland | 9.1 |

- (j) 16/01245/AS - Land South West adjoining 40 Boxley, Ashford, Kent - Construction of two 3 bedroom semi-detached houses plus ancillary parking of nine spaces 10.1

Note for each Application:

- (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) 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 '-'

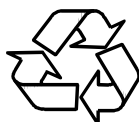
Note on Votes at Planning Committee Meetings:

At the end of the debate on an item, the Chairman will call for a vote. If more than one motion has been proposed and seconded, the motion that was seconded first will be voted on first. When a motion is carried, the Committee has made its determination in relation to that item of business and will move on to the next item on the agenda. If there are any other motions on the item which have not been voted on, those other motions fall away and will not be voted on.

If a motion to approve an application is lost, the application is not refused as a result. The only way for an application to be refused is for a motion for refusal to be carried in a vote. Equally, if a motion to refuse is lost, the application is not permitted. A motion for approval must be carried in order to permit an application.

RR/AEH
11th October 2016

Queries concerning this agenda? Please contact Rosie Reid:
Telephone: 01233 330565 Email: rosie.reid@ashford.gov.uk
Agendas, Reports and Minutes are available on: www.ashford.gov.uk/committees



Declarations of Interest (see also “Advice to Members” below)

- (a) **Disclosable Pecuniary Interests (DPI)** under the Localism Act 2011, relating to items on this agenda. The nature as well as the existence of any such interest must be declared, and the agenda item(s) to which it relates must be stated.

A Member who declares a DPI in relation to any item will need to leave the meeting for that item (unless a relevant Dispensation has been granted).

- (b) **Other Significant Interests (OSI)** under the Kent Code of Conduct as adopted by the Council on 19 July 2012, relating to items on this agenda. The nature as well as the existence of any such interest must be declared, and the agenda item(s) to which it relates must be stated.

A Member who declares an OSI in relation to any item will need to leave the meeting before the debate and vote on that item (unless a relevant Dispensation has been granted). However, prior to leaving, the Member may address the Committee in the same way that a member of the public may do so.

- (c) **Voluntary Announcements of Other Interests** not required to be disclosed under (a) and (b), i.e. announcements made for transparency reasons alone, such as:

- Membership of outside bodies that have made representations on agenda items, or
- Where a Member knows a person involved, but does not have a close association with that person, or
- Where an item would affect the well-being of a Member, relative, close associate, employer, etc. but not his/her financial position.

[Note: an effect on the financial position of a Member, relative, close associate, employer, etc; OR an application made by a Member, relative, close associate, employer, etc, would both probably constitute either an OSI or in some cases a DPI].

Advice to Members on Declarations of Interest:

- (a) Government Guidance on DPI is available in DCLG’s Guide for Councillors, at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/240134/Openness_and_transparency_on_personal_interests.pdf
- (b) The Kent Code of Conduct was adopted by the Full Council on 19 July 2012, with revisions adopted on 17.10.13, and a copy can be found in the Constitution at <http://www.ashford.gov.uk/part-5---codes-and-protocols>
- (c) If any Councillor has any doubt about the existence or nature of any DPI or OSI which he/she may have in any item on this agenda, he/she should seek advice from the Corporate Director (Law and Governance) and Monitoring Officer or from other Solicitors in Legal and Democratic Services as early as possible, and in advance of the Meeting.