

Planning Committee

Wednesday the 14th December 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 16th November 2016
4. Requests for Deferral/Withdrawal

Part I – Monitoring/Information Items

5. Northdown House, 4 Station Road, Ashford, Kent, TN23 1PT

Part II – For Decision

6. Schedule of Applications
 - (a) **15/01555/AS - Halden Field, Tenterden Road, Rolvenden, Kent - Reserved matters application for the erection of 40 dwellings, of which 14 are affordable, together with associated roads, car parking, infrastructure, landscaping and earthworks pursuant to outline planning permission 13/00755/AS**

Conditions

Deletion of conditions 03, 04, 08, 11, 13 and 16. These are already covered in the outline permission or we have the details.

Minor amendment to condition 01 (parking and turning spaces detail) and condition 17 regarding provision of a 1.8 m high fence on the boundary with the neighbour at Coveney's.

Additional conditions as follows:

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.

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.

Further information

Members are advised that the approved drainage scheme for the site under a separate permission is to be managed by a private management company as explained in the SUDs maintenance plan dated September 2016.

Additional comment

Page 1.27 and 1.28 of the report makes reference to some matters that can be addressed by condition. In relation to parking for contractors, conversion of garages and protection of existing trees. This has been covered by conditions in the outline permission.

(b) **16/01646/AS - Land east of Ashford Muslim Community Centre 79, Torrington Road, Ashford, Kent - Erection of 2.4m palisade fencing and gates (retrospective)**

Email received from Health, Parking & Community Safety Manager that the Public Spaces Protection Order (PSPO) is now formally in place for the area.

Now this is in place, formal comment from KCC PROW states that they have no objection to the application provided the order remains in force. They request that the following condition and informatives are imposed:

Condition

Should the Public Spaces Protection Order be removed at any stage then the gates and fencing across the footpath must be removed and access to the PROW reinstated.

Reason: To safeguard potential users of the PROW

Informatives

No furniture may be erected on or across Public Rights of Way without the express consent of the Highway Authority. There must be no disturbance of the surface of the right of way, or obstruction of its use, either during or following any approved development. No hedging or shrubs should be planted within 1.5m of the edge of the Public Path.

The applicant should be aware that the granting of planning permission confers on the developer no other permission or consent or right to close or divert any Public Right of Way at any time without the express permission of the Highway Authority.