

Application Number	16/01402/AS
Location	Casa Amica and Ripleys Auto Spares, Brisley Lane, Bilsington TN25 7JD
Grid Reference	60254/ 13709
Parish Council	Bilsington
Ward	Saxon Shaw
Application Description	Outline application for the demolition of the existing property (Casa Amica) and buildings and structures associated with Ripley's Scrap-Yard and the erection of 7 dwellings (including one replacement dwelling) and associated access
Applicant	J&J Habershon-Butcher & Ripley
Agent	Hume Planning Consultancy Ltd
Site Area	0.90Ha

(a) 12 / 2R (b) x (c) EH (c) x, EA x, KCC E x,

Introduction

1. This application is reported to the Planning Committee because it has been called-in by Councillor Howard.

Site and Surroundings

2. The application site is located on Brisley Lane approximately 3km to the west of the village of Aldington and 500m to the north of the hamlet of Stone Cross.
3. The application site consists of a detached property named 'Casa Amica' and the metal recycling and scrap yard which is referred to in the submission as being owned and operated by Ripley & Co. The submitted habitat survey describes the site as consisting of a "large area of tall ruderal vegetation and an earth bund in the west, a house and garden in the centre, and a scrap yard with several buildings in the east." To the north of the field is a small pond which is identified in the ecology survey.

Proposal

4. The application seeks to demolish the detached property of Casa Amica and clear the adjacent scrap yard and erect 7 detached dwellings.



5. For the avoidance of doubt the plans and documents subject to the final assessment are as follows:

Plans

Title	Reference	Revision
Proposed site plan and location plan	704: L05	-
Proposed site sections and elevations	704: L07	-
TOPO survey	-	-

Documents

Title	Version
Planning statement	1
Phase 1 preliminary risk assessment (contamination)	1

Title	Version
Preliminary ground investigation	1
Interpretative report on ground investigation	1
Extended phase 1 habitat survey including bats, newts and reptiles	1
Sustainable drainage strategy	1
Archaeological desk top assessment	1
Tree survey and report	1

A summary of the key documents are as follows:

- **Planning, design and access statement –**
 - Full Government support for housebuilding on brownfield sites
 - Site does not represent a ‘neat fit’ in terms of the boroughs spatial approach to new development but proposal offers opportunity for enhancement on location grounds
 - Will bring visual and ecological benefits
 - High quality housing scheme contributing to councils housing supply
 - Highway improvement from removing HGV’s that use the site off the highway network
- **Extended phase 1 ecology –**
 - Great Crested Newt eDNA surveys have been carried out in four ponds within 500m of the Site and the species was found to be absent during the 2016 survey season.
 - Two bat emergence surveys have been undertaken of the summerhouse (B2). No bats were seen emerging from the building and no further surveys or constraints in relation to the demolition are required.

- One poplar tree (T1) was considered to have 'Moderate' potential to support day roosting bats. The tree is to be removed under the current proposals; it is recommended that the tree is subject to two evening emergence surveys during the core bat survey period (May – August).
- A suite of reptile presence/likely absence surveys have been undertaken. No reptiles were recorded during the survey and no further constraints are necessary.
- Recommendations have been made in relation to the timing of the removal of the potential breeding bird habitat within the Site. This should be undertaken outside of the breeding bird season, limiting this work to between October and February.
- Recommendations in regard to NPPF have been made in order to enhance the ecological value of the Site. These include the protection and enhancement of existing ecological features within the Site as well as the planting of native tree species and installation of bird boxes.
- **Phase 1 ground investigation –**
 - Based upon the likelihood that the deposits of the Weald Clay Formation are desiccated to at least the depth of root penetration, traditional foundations bearing within this stratum are unlikely to be viable.
 - It is likely that a piled foundation solution would have to be adopted for the proposed scheme. Additional fieldwork in the form of cable percussion boreholes would be required in order to provide the necessary design parameters.
 - In light of the presence of a medium volume change potential soil underlying the site and a number of trees around the perimeter, a suspended ground floor slab, taking into account guidance given in the National House Building Council Standards Chapter 4.2 "Building near trees" with regard to minimum under floor voids, is recommended.
 - Any existing drainage networks on the site could be utilised as a means of surface water disposal however it is recommended that a CCTV survey is carried out to establish the condition of any existing system and hence suitability.
- **Tree survey and report –**
 - The trees subject to this report are located predominantly around the boundaries of the application site and within the garden of Casa Amica and comprise a mixture of large, mature good quality specimens and smaller, ornamental trees that are considered to poses low visual

amenity value that should not pose any serious constraints on development proposals.

- All tree works (if required) should be carried out in accordance with the 2010 revision of BS 3998 Recommendations for Tree Work, or as modified by more recent research.
- **Drainage strategy –**
 - The site risk assessment has also identified significant pollution hazards so overall the use of standard soakaways is not feasible.
 - Two drainage options have been proposed, drainage of the roof areas to an attenuation pond whilst the roads and driveways are constructed using permeable paving. The alternative solution positively drains all the hardstanding areas to the attenuation pond which in turn discharges to the ditch running along the northern boundary. The existing pond would need to be enlarged to cater for the additional run-off but this can easily be accommodated within the site.

Planning History

10/00616/AS - Outline application for 10 detached houses. **Refused** on 18th October 2010 for the following reasons:

- Highly unjustified and unsustainable location
- Loss of amenity to existing residents
- Heavy reliance on the use of a private cater to meet their day to day needs
- No planning obligations

09/00928/AS – Residential development 10 detached houses. **Withdrawn** on the 12th January 2010.

Consultations

Ward Members: The Ward Members are not members of the Planning Committee

Bilsington Parish Council - supports the Outline application subject to neighbour comments and the permanent change of use to residential.

ABC Environmental Health (Contamination) – no objection subject to three standard conditions

ABC Drainage Officer – no objections subject to a number of recommended conditions on a suitable SUDS scheme.

Environment Agency – no objection subject to recommended conditions on foul and surface water drainage

KCC Ecology Officer – no additional information required. Condition recommended regarding identified tree 'T1'. Conditions recommended regarding ecological enhancements as identified in the planning and design and access statement.

KCC Planning – opportunity for “non-conforming use” that has a history of complaints from near neighbours to be displaced by a small scale residential scheme. Some recycling capacity has already been transferred to the applicant’s Ashford scrap metal yard. The site is a bad location for its current use and the marginal loss in capacity could be absorbed elsewhere.

Neighbour Representation. 12/2R, 1X There has been one letter of neutral representation regarding a nearby air field and the site being in the flight path. There have also been 2 letters of objection received and their comments are summarised as follows:

- Houses will generate more traffic
- No consideration of existing soil contamination
- Will be a foul and surface water drainage problem
- Housing development not in keeping with the character of the surrounding area which is predominately made up of individual properties
- The development will significantly alter the appearance of the area
- Existing water supply already under pressure.

Planning Policy

6. 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, the Chilmington Green AAP 2013 and the Wye Neighbourhood Plan 2015-30. On 9 June 2016 the Council approved a consultation version of the Local Plan to 2030. Consultation commenced on 15 June 2016. At present the policies in this emerging plan can be accorded little or no weight.

7. The relevant policies from the Development Plan relating to this application are as follows:-

Ashford Borough Local Plan 2000

GP12 Protecting the Countryside and Managing Change

HG7 New Development Outside Village Confines

Local Development Framework Core Strategy 2008

CS1 Guiding Principles

CS2 The Borough Wide Strategy

CS6 The Rural Settlement Hierarchy

CS9 Design Quality

CS13 Range of Dwelling Types and Sizes

CS15 Transport

CS20 Sustainable Drainage

Tenterden & Rural Sites DPD 2010

TRS1 Minor Residential Development of Infilling

TRS2 New Residential Development Elsewhere

TRS17 Landscape Character and Design

Local Plan to 2030

SP1 Strategic Objectives

SP2 The Strategic Approach to Housing Delivery

SP6 Promoting High Quality Design

HOU5 Residential Windfall Development in the Countryside

HOU12 Residential Space Standards Internal

HOU14 Accessibility Standards

HOU15	Private External Open Space
TRA3a	Parking Standards for Residential Development
ENV7	Water Efficiency
ENV8	Water Quality, Supply and Treatment
ENV9	Sustainable Drainage

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

Supplementary Planning Guidance/Documents

Landscape Character Assessment SPD 2011

Residential Space and Layout SPD 2011 (now external space only)

Residential Parking and Design SPD 2010

Sustainable Drainage SPD 2010

Public Green Spaces and Water Environment SPD 2012

Dark Skies SPD 2014

Informal Design Guidance

Informal Design Guidance Note 1 (2014): Residential layouts & wheeled bins

Informal Design Guidance Note 2 (2014): Screening containers at home

Informal Design Guidance Note 3 (2014): Moving wheeled-bins through covered parking facilities to the collection point

Government Advice

National Planning Policy Framework (NPPF) 2012

9. 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:-

10. Paragraph 14 sets out presumption in favour of sustainable development.
11. 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 re-using 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.
12. Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
13. Section 6 sets out about delivering a wide choice of high quality homes, including plan for the needs of different groups in the community.
14. Section 7 sets out requiring good design.
15. Other Government Policy or Guidance

Technical Housing Standards – Nationally described space standards

National Planning Practice Guidance (NPPG)

Manual for Streets 2007

Manual for Streets 2 – Wide applications of principles 2010

Assessment

16. The main issues for consideration are:
 - Principle of the development
 - Retention of existing employment sites
 - Visual amenity
 - Residential amenity
 - Highway safety and parking
 - Other considerations

Principle of development

17. Paragraph 2 of the National Planning Policy Framework (NPPF) states that planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.
18. Policy TRS1 of the Tenterden and Rural Sites Development Plan Document (TRSDPD) sets a general presumption against minor residential development unless it is within the built-up confines of Tenterden or a village listed in this Policy, which does not apply here. Policy TRS2 of the DPD states certain 'exception criteria' that could allow development outside of built-up confines however the proposal fails to meet any of these.
19. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and identifies the principal vehicle through which planning's contribution is made as the Development Plan. Where a development proposal is in accordance with a Development Plan that is up-to-date and consistent with the NPPF, permission should be granted for it without delay.
20. The policies in paragraphs 18 to 219 of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system. There are three dimensions to sustainable development: economic, social and environmental.
21. Where a local planning authority is unable to demonstrate a five-year supply of deliverable housing sites, paragraph 49 of the NPPF, which is a significant material consideration, indicates that relevant policies for the supply of housing should not be considered up-to-date.
22. This does not, however, lead to an automatic assumption that planning permission should be granted. Rather, paragraph 49 aims to ensure that in situations where the existing development plan policies have failed to secure a sufficient supply of deliverable housing sites, the 'presumption in favour of sustainable development' is duly applied.
23. The mechanism for applying that presumption is set out in paragraph 14 of the Framework. This explains that where relevant policies are out-of-date then (unless material considerations indicate otherwise) permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole or specific policies in the Framework indicate development should be restricted.

24. This does not equate to a blanket approval for residential development in locations that would otherwise have conflicted with development plan policies. If the adverse impacts of the proposal significantly and demonstrably outweigh the benefits, then planning permission should still be refused.
25. The approach to determining planning applications for housing without a five year supply will still assess proposals in accordance with up to date sections of the development plan and other material considerations.
26. The application site is located approximately 500m from the nearest settlement 'Stone Cross'. In planning terms Stone Cross is not recognised on the Ashford Borough Council (ABC) settlement hierarchy and has no services. There is a bus service which reaches Ashford, via Aldington, however this is extremely limited and operates once a day in each direction Monday to Friday (07:45 towards Ashford and leaving Ashford at 16:00 for the return journey). It is important to note that reaching Stone Cross by non-car methods would be via Ashford Road which has a national speed limit and is without pedestrian walkways.
27. The nearest 'rural settlement' as identified in the ABC settlement hierarchy is Aldington which is approximately 4km to the east of the site. Kingsnorth is a similar distance to the north west. Both settlements have limited services. There are no services close to the application site nor is there any safe access to a useable public transport network. The site is located on a road with a national speed limit of 60mph and without a public footpath. There is no safe access (non-car) to the nearest services and prospective residents will invariably become over-reliant on motor vehicles for day to day living. The Council cannot currently demonstrate a 5 year housing land supply however a net increase of 6 family houses is a negligible contribution to local housing stock and cannot be supported in such an unsustainable location with limited access to services and the public transport network. There are far more sustainable locations in the borough and local and national planning policies are in place to direct housing to these preferred locations.
28. Paragraph 55 of the NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances. The policy lists these 'special circumstances' and none apply to this proposed development.
29. Paragraph 6.8 of the submitted planning statement makes reference to the brownfield register requirement that derived from the recent Housing and Planning Bill. This is acknowledged however the site is not regarded as "*suitable for housing*" and would therefore be excluded from any such register.

This therefore holds no material weight in the overall planning balance. The applicant's suggestion that this should be given "*substantial weight*" is wholly incorrect and a misinterpretation of national policy. Furthermore the site is still in employment use and as the next section will explain there has been no evidence to suggest that employment use cannot continue to exist on the site, whether that be by the applicant or an suitable alternative business.

30. The NPPF states that at the heart of the NPPF is a presumption in favour of sustainable development which should be seen as the "*golden thread running through decision-taking*". The principle of the proposal for 6 (net) detached dwellings in this unsustainable location cannot be supported as it is inconsistent with the core principles of the NPPF, the existing Local Plan and the emerging Local Plan.
31. There are other material considerations that must be taken into consideration as part of the full assessment of the application and these are discussed in turn as follows.

Retention of Existing Employment Sites

32. There is no specific policy relating to the retention of existing employment sites in the countryside however the criteria based policy TRS7 of the TRSDPD and the preamble behind it gives useful guidance when assessing the loss of such proposals. Furthermore, the NPPF also seeks to protect existing rural employment uses.
33. When considering an application for the loss of an employment site, an assessment will need to be made as to the viability of the existing use or an alternative employment use. In order to demonstrate that a site is no longer viable for an employment use, the application must be supported by robust evidence that the premises have been marketed unsuccessfully for both the existing use and any alternative suitable employment use for a period of at least 6 months on terms that should compare with other similar premises and locations being sold or let for employment purposes. The extent of any marketing carried out and the prevailing market conditions will also be material considerations in the Council's assessment of viability evidence.
34. Within the planning statement it is stated that the applicant has recently upgraded their recycling site at Ellingham Way and are seeking to move their operations at Brisley Lane into this larger site, "*in the interests of good business management.*" During this time the level of activity at the site has been much reduced relative to its licensed capacity. This is considered, by the applicants, to be preferable to the alternative of disposing of the licenced site to a rival contractor who is likely to intensify the use/activity at the site.

35. The planning system is not in place to control a competitive market and it would be expected that any planning application to remove an existing employment use should be fully justified and supported with evidence to demonstrate that the premises have been marketed unsuccessfully for both the existing use and any alternative suitable employment use for a period of at least 6 months on terms that are comparable with other such premises and locations being sold or let for employment purposes. This echoes the advice previously given in a pre-application on the site in December 2015. While it has since become apparent that the Council can no longer demonstrate a 5-year housing land supply this is not sufficient to outweigh concerns on the loss of employment premises and the unsustainable location of development.

Visual Amenity

36. The NPPF attaches great importance to the design of the built environment and states that developments should respond to local character and history and reflect the identity of local surroundings and materials while not preventing or discouraging appropriate innovation. It also states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
37. The application site currently consists of a detached property 'Casa Amica' and a medium sized recycling and scrap yard. Casa Amica and the established boundaries of the site offer an amicable contribution to the countryside setting. It is agreed by all parties that the adjacent recycling and scrap yard does not and has over time significantly eroded the character and appearance of the area. In particular, the site is bordered on all sides by significantly large boundary fencing (presumably for security). The development proposals will clear the entire site and includes a landscaping scheme which in my mind would instantly improve the visual amenity of the area.
38. The western part of the site is undeveloped 'greenfield' land and consists of overgrown vegetation, tree / shrub lined boundaries and a pond to the north. Whilst the proposal would involve the loss of this greenfield element there is scope (outside of this Outline application) for a comprehensive landscaping scheme and when assessed as a whole (to include the loss of the scrap yard) there would potentially be a net benefit from the proposals to the character and appearance of the area.

Residential Amenity

39. One of the core principles of the NPPF is to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

40. Whilst 'layout' is reserved the indicative layout suggests that sufficient internal and external amenity space can be provided to comply with both local and national space standards. Furthermore the spaces between proposed and existing dwellings would be acceptable to achieve good standards of residential amenity for existing and future occupants.

Highway Safety and Parking

41. Policy CS15 of the ABC Core Strategy states that developments that would generate significant traffic movements must be well related to the primary and secondary road network, and this should have adequate capacity to accommodate the development. New accesses and intensified use of existing accesses onto the primary or secondary road network will not be permitted if a materially increased risk of road traffic accidents or significant traffic delays would be likely to result. Paragraph 35 of the NPPF states that developments should be designed where practical to create safe layouts which minimise conflicts between traffic and cyclists or pedestrians.
42. 'Access' has not been reserved and is sought for approval at this outline stage. The application proposes three access points onto Brisley Lane. The main access is very similar to the one sought under the previously refused application 10/00616/AS. Kent County Council (KCC) Highways objected on a number of grounds including inadequate visibility splays. The last layout and new layout is shown below to show the similar main access point:



43. The two additional access points to the west of the main access appear to follow those that currently serve the existing property 'Casa Amica'. These two accesses would serve two individual properties with the main access to the east serving the remaining five properties. This has presumably been done so as to avoid the need to accommodate a refuse vehicle (and associated turning head) into the site which would normally be required for over five properties.

44. Access is the only matter which has not been reserved for later consideration. Despite this suitable visibility splay drawings have not been provided which demonstrate that a safe ingress and egress can be achieved from each access to comply with Manual for Streets 2010. At this point of Brisley Road a national speed limit is in place and in the absence of any car speed surveys to the contrary the required visibility splay is 2.4m x 215m for an access in the open countryside on a road with a speed limit of 60mph. From the drawings provided this does not appear to be achievable and the proposal could therefore pose a significant risk to highway safety for existing and prospective users of the network.
45. KCC Highways have been consulted and seek clarification on the proposed access points and the number of vehicle trips over a typical day or week from prospective residents. Furthermore, they express concern that a 70 metre visibility splay has been proposed from the main access serving the five properties however no information has been provided to demonstrate how this figure was calculated. As stated above this is considered a significant shortfall and in the absence of any speed data for example then the maximum visibility splays should be sought.
46. On-site parking appears acceptable within the indicative layout and in general compliance with the guidance contained within the Ashford Parking and Design Guidance SPD and would nonetheless be assessed in more detail with any more detailed reserved matters application.

Other Matters

47. Whilst all matters other than access have been reserved the application is still accompanied by a number of other documents. The application is accompanied by an extended ecological phase 1 survey which concludes that no great crested newts were found in four ponds within 500m of the site. No bats were found however one tree was found to have roosting potential. This tree is proposed to be removed however further survey work would conclude whether or not this could pose a problem to any development. Other recommendations in the report do not appear to hinder any potential development of the site from an ecological perspective.
48. A phase 1 preliminary risk assessment has also been provided which highlighted a number of concerns, most notably the requirement for piled foundations due to unstable ground. There were other recommendations and a suitably worded phase 2 intrusive site investigation could be conditioned on any potential planning permission.
49. A tree survey and report has been provided which concludes the proposals could be accommodated with the retention of the bulk of existing trees on the site. This is not considered a hindrance to any potential planning permission.

50. A drainage strategy has been provided which would form the basis of full sustainable drainage scheme which could be conditioned on any planning permission.

Human Rights Issues

51. 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

52. 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

53. The proposed development seeks to introduce a number of large detached family sized dwellings in an isolated unsustainable countryside location which would be contrary to the core principles of the Local Plan and in particular the NPPF where there is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
54. The application has not been accompanied by an assessment or evidence to justify the loss of an employment site, this despite being advised such in the pre-application response for the site in December 2015. While it has since become apparent that the Council can no longer demonstrate a 5 year housing land supply the net contribution of 6 houses is negligible and not sufficient to outweigh concerns on the loss of employment and the unsustainable location of development.
55. Furthermore, and from a technical perspective, the applicant has failed to provide sufficient information to demonstrate that adequate visibility splays can be achieved from any proposed access. The proposal could therefore result in a detrimental impact on highway safety.

Recommendation

Refuse for the following reasons:

The proposal is contrary to policies GP12 and HG7 of the Ashford Borough Local Plan 2000, Policies CS1, CS2, CS6, and CS15 of the Local Development Ashford Borough Council Framework Core Strategy 2008; Policy TRS1 and TRS2 of the Tenterden and Rural Sites DPD, Policies SP1, SP2 and HOU5 of the Ashford Local Plan 2030 (consultation draft), Central Government guidance contained in the NPPF as a whole and the advice contained within Manual for Streets and would therefore constitute development harmful to interests of acknowledged planning importance for the following reasons:

- 1 The proposed development seeks to introduce 7 large detached dwellings in an isolated and unsustainable location which would be contrary to the core principles of the Local Plan and in particular the NPPF which seeks to promote sustainable development in rural areas and avoid new isolated homes in the countryside.
- 2 The proposed development would result in the loss of an existing rural employment site and without sufficient justification would cause harm to the local rural economy.
- 3 Insufficient information has been provided, with regards adequate visibility splays and the number of prospective vehicle trips over a typical day or week, to demonstrate that the development proposal can be accommodated without causing unacceptable harm to highway safety.

Note to Applicant

1. Working with the Applicant

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 as submitted was in principle unacceptable. The agent was contacted and it was explained that the whilst in Outline form the proposal was unacceptable. Following these concerns Cllr Howard then requested that the application be heard at planning committee.

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 16/01402/AS.

Contact Officer: Sam Dewar

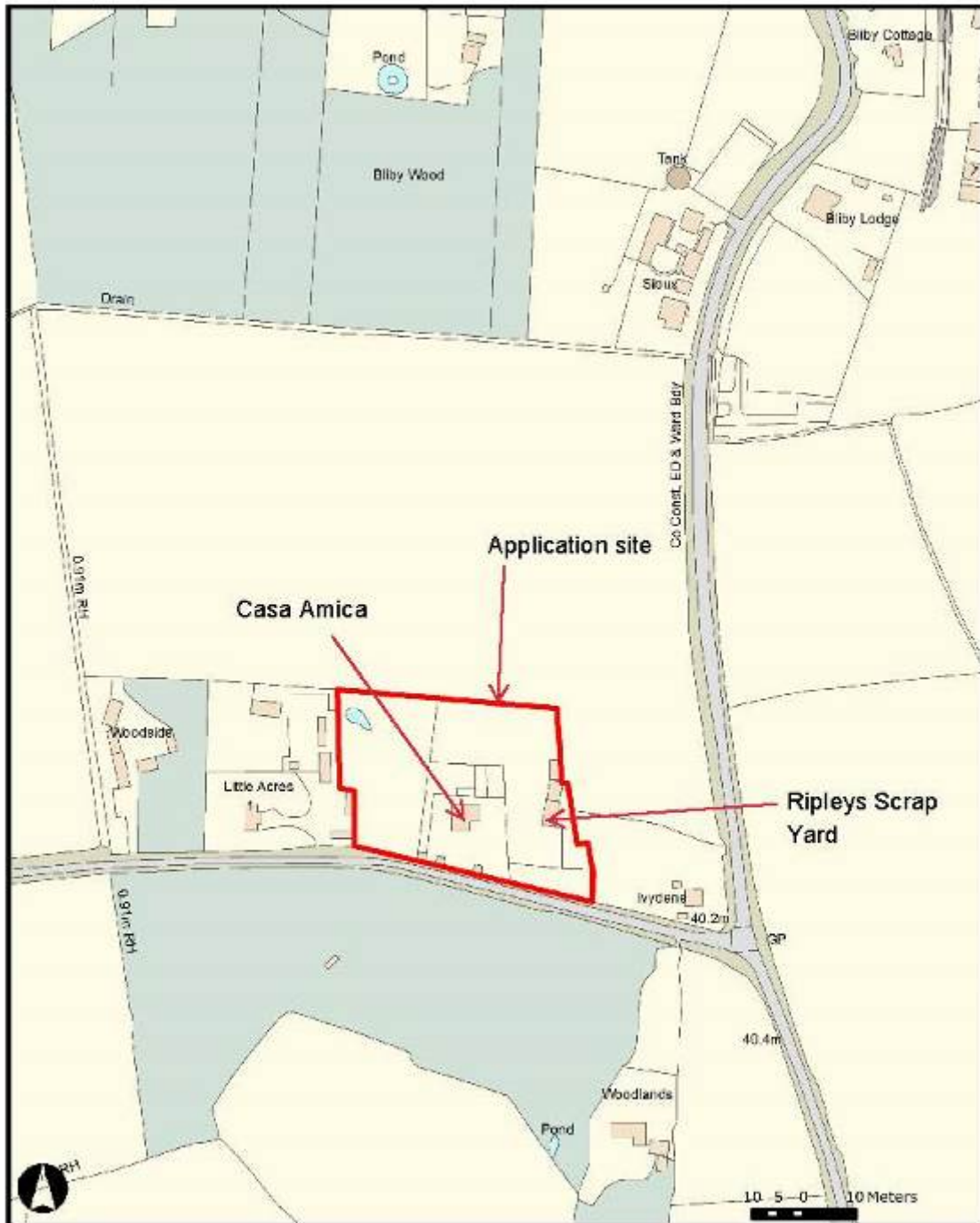
Telephone: (01233) 330729

Email: sam.dewar@ashford.gov.uk

Annex 1



Ashford Borough Council



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