

Application Number	16/01806/AS	
Location	Barn South of Peacock Villas, Giggers Green Road Aldington	
Grid Reference	06741/ 35030	
Parish Council	Aldington and Bonnington	
Ward	Saxon Shore	
Application Description	Demolition of existing agricultural building and erection of new two storey building to comprise a single dwelling with associated parking and change of use of agricultural land to private garden.	
Applicant	Mr M Boulden c/o Agent	
Agent	Mrs Jane Scott, Hobbs Parker Property Consultants LLP, Romney House, Monument Way, Orbital Park, Ashford, TN24 0HB	
Site Area	0.33 hectares	
(a) 4 / 4R	(b) X	(c) EHM X, KCC (Bio) X, PO (Drainage) X, CPRE R

Introduction

1. This application is reported to the Planning Committee at the request of one of the ward members Cllr William Howard.

Site and Surroundings

2. The application site is outside the built confines of Aldington. Positioned to the northern side of Giggers Green Road the site is located within the open countryside and within the North Downs Area of Outstanding Natural Beauty (AONB).
3. The site comprises a single redundant farm building, previously and currently used as agricultural storage, which lies to the south end of, and adjoins, a ribbon development with a number of detached residential dwellings, each set within large gardens. To the east of the site lie pasture fields with self-seeded native broadleaf woodland to the north-east.

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. The proposal is to demolish the existing building and re-build a new building of a similar size and scale and of the same footprint as the existing building. This new building would be used as a single two-storey dwelling.
6. Externally, the new building would be finished in timber weather board, stained goose green. The existing corrugated asbestos roof would be replaced with a zinc standing seam roofing system.
7. Part of the land to the frontage of the building is proposed to be retained as pasture with new native tree screening planted on the roadside boundary.



Figure 3 Proposed Plans and Elevations

Planning History

16/01434/AS - Prior notification for the change of use of agricultural building and land within its curtilage to a dwelling house and associated operational development

The above application was withdrawn.

The site is within the AONB and so it does not benefit from permitted development under the prior notification procedure.

Consultations

Ward Members: Cllr Howard supports the application. No formal representation has been received from the second ward member Cllr Martin.

Parish Council: Aldington and Bonington Parish Council have no objection to the application.

Environmental Health: No objection subject to condition.

KCC Biodiversity: No objection.

Project Office Drainage: Subject to condition there is no objection to the development due to the risk from the site being considered low.

CPRE: A letter of objection has been received from the Campaign to Protect Rural England, objecting to the application on the following grounds:

No justification for the demolition of the barn is attempted, it is apparently not considered to be redundant. The site is in the AONB and in open countryside outside the confines of the village of Aldington.

Neighbours: 4 neighbours were consulted. A site notice was posted and the application was advertised in the press. 3 representations have been received objecting to the application on the following grounds:

- Loss of privacy
- Impact on the AONB
- Scale of development
- Increase in traffic
- The existing building is not redundant and is used for storage for hay/straw

The following provides a summary of further comments included within the representations received:

- Allowing the application will set precedence for further residential development.
- Access for emptying cesspits is through this field and will need to be maintained.
- Devaluation of property prices.
- Improved drainage required if more dwellings.
- The land is agricultural and so any residential development on should have an agricultural restriction.

A letter of objection has been received from the Campaign to Protect Rural England, objecting to the application on the following grounds:

No justification for the demolition of the barn is attempted, it is apparently not considered to be redundant. The site is in the AONB and in open countryside outside the confines of the village of Aldington.

Planning Policy

9. 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.
10. 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
- EN31 Important Habitats
- EN32 Important trees and woodland

Local Development Framework Core Strategy 2008

- CS1 Guiding principles to development
- CS2 The Borough wide strategy
- CS6 The rural settlement hierarchy
- CS9 Design quality
- CS11 Biodiversity and Geological Construction
- CS13 Range of Dwelling Types and Sizes
- CS15 Transport
- CS20 Sustainable Drainage

Tenterden & Rural Sites DPD 2010

- TRS1 Minor residential development or infilling
- TRS2 New residential development elsewhere
- TRS17 Landscape character & 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
HOU13	Homes suitable for family occupation
HOU14	Accessibility Standards
HOU15	Private external open space
EMP6	Promotion of Fibre to the Premises (FTTP)
TRA3a	Parking Standards for Residential Development
TRA6	Cycling
ENV1	Biodiversity
ENV3	Landscape Character and Design
ENV4	Light Pollution and Promoting Dark Skies
ENV5	Protecting important rural features
ENV7	Water Efficiency
ENV8	Water Quality, Supply and Treatment
ENV9	Sustainable Drainage

Wye Neighbourhood Plan 2015-30

N/A

11. 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

12. 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.
- Section 11 sets out conserving and enhancing the natural environment.
- Section 12 sets out conserving and enhancing the historic environment

National Planning Policy Guidance (NPPG)

13. Other Government Policy

Technical Housing Standards – Nationally described space standards

Assessment

The following issues are considered to be raised by the application

- **Whether the principle of development is acceptable.**
- **Visual Amenity.**
- **Residential Amenity.**
- **Highway Safety and Parking.**
- **Ecology; and**
- **Drainage.**

Principle

14. Paragraphs 2 and 210 of the National Planning Policy Framework (NPPF) state that planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
15. Paragraph 14 of the NPPF states that at the heart of the NPPF is a presumption in favour of sustainable development and this should be seen as a “golden thread running through decision-taking”. There are three dimensions to sustainable development: economic, social and environmental.
16. Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development.

17. The mechanism for applying the presumption in favour of sustainable development is set out in paragraph 14 and states that for decision-taking this means:
- approving development proposals that accord with the development plan without delay; and
 - where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

Footnote 9 sets out that specific policies which indicate development should be restricted include policies relating to land in Areas of Outstanding Natural Beauty, within which the site is located.

18. In the context of this application the relevant policies for housing supply, would include policies TRS1 and TRS2 of the Tenterden and Rural sites Development Plan Document. Policy TRS1 states that “minor development or infilling will be acceptable within the built-up confines of villages including Aldington. The preamble to policy TRS1 defines the built-up confines. For the purposes of an assessment against this definition, the application site would fall outside of the built-up confines. Policy TRS2 of the DPD states certain ‘exception criteria’ that could allow development outside of built-up confines, however, this proposal for a detached market dwelling fails to meet any of these.
19. In accordance with paragraph 14 of the framework, 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. The Authority cannot currently demonstrate a 5 year housing land supply. This does not, however, lead to an automatic assumption that planning permission should be granted for residential development in locations that would otherwise have conflicted with development plan policies. Rather, in situations where the existing development plan policies have failed to secure a sufficient supply of deliverable housing sites, the framework seeks to ensure that the ‘*presumption in favour of sustainable development*’ is duly applied. If the adverse impacts of the proposal significantly and demonstrably outweigh the benefits, then planning permission should still be refused.

20. Even if you were to fully discount relevant housing supply policies TRS1 and TRS2, the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. 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.
21. As stated above, the Authority cannot currently demonstrate a 5 year housing land supply. This proposal would have the economic and social benefit of providing a new home that would contribute towards meeting the housing needs of present and future generations, the weight attributable to which, is increased by the lack of a five year housing land supply. The proposal is also likely to provide some positive gains for the local economy, in terms of job opportunities and sustaining local facilities and services. However, these benefits need to be balanced against any adverse impacts/harm arising from the proposal.
22. Information obtained from satellite navigation indicates that the application site is located approximately 1.5 miles (2.4KM) which is advised to be a 25 minute walk from the centre of the nearest rural settlement of Aldington. The site is located approximately 1 mile (1.6KM) and a 15 minute walk from the nearest Bus Stop at Eastons Corner (located close the junction of Boat Lane and New Road Hill). For the most part, the walk to both the village centre and nearest bus stop would be along rural lanes that are unlit, with poor access (if any at all) to public footpaths. Via the shortest route access by foot would also involve walking along the busier B2067 for part of the way.
23. Paragraph 55 of the National Planning Policy Framework seeks to avoid isolated new homes in the countryside. Whilst paragraph 55 states certain 'exception criteria' that could allow development in countryside none of these are considered to apply to the application being considered.
24. Based on the information in the preceding paragraphs, it is officer's view that the site is isolated and that given the distance of the site from local services, facilities and public transport routes, prospective residents will invariably become over-reliant on motor vehicles for day to day living. This is contrary to policy CS15 of the Core Strategy which seeks to promote public transport and other non-car based modes of travel and the NPPF which also favours sustainable transport modes. Consequently, the proposed development is considered to fail to fulfil social and environmental aspects of sustainable development, as local services to meet the perspective occupier's needs would not be readily accessible thus encouraging reliance on unsustainable modes of transport. The poor location of the site and the increased car usage inherent to this would be materially harmful to sustainability.

25. With reference to the exceptions cited in paragraph 55, the conclusions of the Planning and Design and Access Statement, refer to the re-use of a redundant or disused building suggests the proposals could fall to be considered against this criteria as the development would lead to visual improvements to the building on site and the landscape. In response, the application does not involve re-use of the building and at the time of the officer's visit was in use and so arguably it is not redundant. For reasons detailed in the remainder of the report neither is the proposal considered to improve the visual appearance of the landscape.
26. In conclusion, officers cannot support the principle of the proposal for a detached dwelling in this unsustainable location, as it is inconsistent with the core principles of the NPPF and existing Local Plan policies.
27. In addition to the above issues that have been considered, it is also necessary to consider the environmental and social issues arising from the application, so far as the natural and built environment is concerned. This includes amongst other things, impact on the character and appearance of the AONB. As can be seen from the remainder of the report, it is the view of officers that not only would the development be materially harmful to sustainability (for the reasons identified above), the proposal would also constitute an unsustainable form of development by reason of the significant and demonstrable harm it would cause from the perspective of the natural and built environment. In officer's view, these issues would outweigh the benefits associated with the development contrary to the provisions of local plan policies and the NPPF.
28. For the reasons above, the proposals are considered to be unacceptable in principle.

Visual Impact

29. The site is located within an Area of Outstanding Natural Beauty. The Countryside and Rights of Way Act 2000 states that the Local Planning Authority should conserve and enhance Areas of Outstanding Natural Beauty.
30. Policy GP12 of the Local Plan seeks to protect the countryside for its own sake including for its landscape and scenic value. This criteria is echoed in policy TRS17 of the Tenterden and Rural Sites DPD, which amongst other things, states that development in the rural areas shall be designed in a way which protects and enhances the particular landscape character area within which it is located, and, where relevant, any adjacent landscape character area.

31. Relevant 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.
32. The above policies are consistent with the NPPF which states that the planning system should protect and enhance valued landscapes and, in particular, great weight should be given to conserving the landscape and scenic beauty in AONBs which have the highest status of protection. The NPPF also seeks and ensure that new development responds positively to its context indicating that Local Planning Authorities should seek to promote or reinforce local distinctive.
33. The barn is in an isolated location approximately a mile and half to the south east of the centre of the village of Aldington. The barn is within a rural setting. The barn is located on land to the south east of a row of four dwellings. To the north of the barn is an area of woodland and to the south open countryside. The nearby dwellings are located in spacious plots and the grain of development is loose knit. Their design and finish is mixed. Of these dwellings, the barn would be read in context with a semi-detached pair of brick built cottages with tiled pitched hipped roofs.
34. For the most part the existing barn provides open storage with a covered roof. The barn appears to be to be functional but in some disrepair. In terms of its visual impact, the barn is generally typical of an agricultural building, and being situated in the open countryside does not appear out of context in this rural setting.
35. In terms of the replacement building, the Planning and Design and Access Statement suggests that the dwelling has been designed to look similar to a conversion of the existing barn. In this instance, due to the location of the site within the AONB there is no legitimate fall back position so far as permitted development to convert the barn to residential is concerned. Consequently, for the reasons detailed in the paragraphs to follow, I do not consider there to be any benefit/gain from designing the scheme in this manner.
36. The existing barn is a prominent building in the landscape, being set on ground which slopes upward away from the road. It is significantly larger than the pair of semi detached dwellings next to which it stands. The approach to replicate the scale of the barn on its existing footprint would maintain this physical relationship. However, the new dwelling would appear even more monolithic and substantial than the existing barn, as all of the elevations would be enclosed, whereas the majority are open at present. The high eaves, and resultant extended expanse of walls, with large areas of glazing, shallow pitched roof and combination of materials, heighten the significance of

the building within the landscape and are in stark contrast with the relatively modest proportions of the semi-detached properties adjacent. As a consequence, the new dwelling would appear as an incongruous structure in the landscape and additionally harmful when viewed in context with the traditional semi detached dwellings which sit in its backdrop.

37. The use of large areas of glass in the main elevations would allow views into and through the building. This would mean that it would clearly be seen as a large dwelling and the sites rural/agricultural character would be lost.
38. The incorporation of part of the surrounding field into garden would also significantly change the character and appearance of the site and its surroundings. What is presently down to rough grass or pasture would take on a domestic character. In addition to the creation of a second gated access and associated drive and hard standing, there are proposed to be enclosing fences and hedges. Lawns, patio areas, shrub and flower bed planting, and a range of domestic paraphernalia such as washing lines, garden furniture and perhaps children's play equipment are also likely future additions. It is also reasonable to assume that, once established, there would be the subsequent wish to introduce outbuildings such as a garage, sheds and similar structures, all of which would appear additionally incongruous.
39. For these reasons, the proposed dwelling and domestication of its surroundings would in my opinion, be demonstrably harmful to the rural surroundings of the AONB. The area was designated as an AONB on account of its value as an amenity for the enjoyment of the public. The site is very visible from the public domain. Being so conspicuous, the proposed conversion would significantly harm the amenity value of the AONB.

Residential Amenity

40. Paragraph 17 of the NPPF identifies a set of core land use planning principles that should underpin decision making. One of these principles is that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
41. The distance of approximately in excess of 38 metres maintained between properties and the orientation of the new dwelling would ensure that the development would not cause demonstrable harm to neighbours or future occupier's amenity through loss of light, immediate outlook or by having an overbearing presence.
42. Concern has been raised regarding a loss of privacy. Approximately 38 metres would be retained between the new dwelling and nearest residential property (2 Peacock Villas). The orientation of the new dwelling is as such

that the direct outlook from rear facing windows of the new dwelling is in a north easterly direction across the land to the rear and towards the woodland beyond. Views towards neighbour's windows and of any private rear amenity space would be at an oblique angle and with 38 metres retained, would not be at close quarters. For confirmation, private rear amenity space is generally considered to be the first 5 metres from the rear wall of a dwelling house. Side facing windows would overlook the front access of neighbouring properties, which are already overlooked within the public domain. For these reasons, I do not consider that the proposal would result in any demonstrable harm to neighbours by reason of loss of privacy. Boundary treatments of an appropriate height and nature would mitigate against any unacceptable levels of overlooking between gardens. Such measures could be secured by condition.

43. In respect of the impact upon future occupiers of the new dwelling, internal accommodation proposed complies with the National Described Space Standards and the garden is of a size which complies with the Councils Residential Space and Layout SPD.
44. Given the above, I do not consider that the development would result in harm to the residential amenity of neighbouring or future occupiers in accordance with the NPPF.

Highway Safety and Parking

45. Policy CS15 of the CS states that *“development proposals must show how all highway, public transport, walking and cycling needs arising from the development will be satisfied and provide for the timely implementation of all necessary infrastructure.”*
46. Access to the site would be via an existing gated farm access which can currently operate on an unrestricted basis. The width of the access is relatively sizable and visibility at the access is good. The addition of one dwelling on the site is unlikely to result in any significant intensification in the use of the access over and above its existing use which would be of demonstrable harm to highway.
47. The Councils Residential Parking SPD sets out the amount of parking required, which for a 3 bedroom dwelling, is two spaces. There would be adequate space within the application site to accommodate this.

Ecology

48. Policy EN31 of the Local Plan states that development which significantly affects semi natural habitats will not be permitted unless measures have been

taken to limit impact and long term habitat protection is provided where appropriate.

49. Policy CS11 of the core strategy states that development should avoid harm to biodiversity and geological conservation interests.
50. Paragraph 99 of Government Circular (ODPM 06/2005) Biodiversity and Geological Conservation - Statutory Obligations & Their Impact Within the Planning System states that *"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted otherwise all relevant material considerations may not have been addressed in making, the decision."*
51. The NPPF clearly indicates that the planning system should contribute to and enhance the natural and local environment by.....minimising impacts upon bio diversity and providing net gains in bio diversity where possible. Paragraph 118 of the Framework states that *"When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity"*. The Framework lists a number of principles via which this is achieved.
52. The building shows negligible potential for roosting bats, and does not meet the planning trigger list as identified by the Bat Conservation Trust (2016) *Bat Surveys for Professional Ecologists* for further surveys.
53. The site is located adjacent to Aldington Woods Local Wildlife site; and Aldington Woods Ancient Woodland. If approved, the Bat Conservation Trust's *Bats and Lighting in the UK* guidance should be adhered to in the lighting design to ensure that the development doesn't impact these sites which could be secured by condition. The development is in line with Natural England guidance which requires a 15 metre buffer from any ancient woodland.
54. The grassland is regularly grazed and does not show potential for great crested newts or reptiles.
55. The application provides opportunities to incorporate features into the design which are beneficial to wildlife. Enhancements should be secured by condition if planning permission is granted.

Drainage

56. The application is not supported by any information relating to the management of surface water.

57. Subject to the driveway / access track being made of a permeable surface it is acknowledged that any increase in impermeable area (based on the information available) is likely to be minimal.
58. The ground conditions in this area of the borough are Weald Clay and therefore it is highly unlikely that soakaways will be effective, unless infiltration tests prove otherwise. The Council's drainage engineer has confirmed that there appear to be other feasible means of disposing of surface water.
59. As a minimum the runoff from the proposed site should not exacerbate flood risk via an increase in surface water runoff in comparison to the existing situation, as required within ABC's Sustainable Drainage SPD.
60. Overall, there is no objection to the development on grounds relating to drainage subject to a condition (if planning permission is granted) securing further details to ensure compliance with the Council's SPD.

Human Rights Issues

61. 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

62. 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

63. By virtue of its isolation, which is considered to be materially harmful to sustainability, and by virtue of the harm that I have identified to landscape and character and appearance of the AONB, the development is considered to fail to fulfil aspects of the environmental and social role of sustainable development as set out in the framework. The development fails to create a high quality built environment, local services are not readily accessible from the site and the development fails to contribute to protecting and enhancing our natural and built environment. I afford significant weight to these issues.

The development is therefore contrary to adopted development plan policies relevant to these topic areas and identified in the preceding paragraphs.

64. However, I am required to balance this against the benefits of the scheme. In this particular instance, this proposal would have the economic and social benefit of providing a new home, the weight attributable to which, is increased by the lack of a five year housing land supply. The proposal is also likely to provide some positive gains for the local economy, in terms of job opportunities and sustaining facilities and services in the nearest rural settlement and elsewhere in the borough. However, the proposal would only provide one dwelling and this would not significantly contribute to the matter of under supply. As such, the weight I attach to these benefits is limited. Consequently, on balance, the benefits of the scheme are significantly and demonstrably outweighed by the environmental and social harm I have identified to the natural and built environment.
65. In conclusion, when applying paragraph 14 of the Framework for the reasons set out in the report, the proposal would represent an unsustainable form of development and I therefore recommend that it is refused.

Recommendation

Refuse

on the following grounds:

The proposal is contrary to policy GP12 of the Ashford Borough Local Plan 2000, Policies CS1, CS2, CS6, CS9 and CS15 of the Local Development Ashford Borough Council Framework Core Strategy 2008; Policy TRS1, TRS2 and TRS17 of the Tenterden and Rural Sites DPD, Policies SP1, SP2, SP6 and HOU5 of the Ashford Local Plan 2030 (consultation draft), Central Government guidance contained in the National Planning Policy Framework and would therefore be contrary to interests of acknowledged planning importance for the following reasons:

1. The proposed development would result in an unjustified and isolated new home in an unsustainable location in the countryside, outside the built confines of any existing settlement thus encouraging reliance on unsustainable modes of transport such as the car. On this basis the proposed development would result in significant and demonstrable harm due to its lack of sustainability.
2. The proposed development would result in inappropriate sporadic residential development within the countryside. The proposed dwelling, by virtue of its bulk, scale, design and inappropriate use of materials, would be out of character with the established visual character of the local area and fail to

respond positively to its context. Together with the domestication of the surroundings the development would appear visually prominent and incongruous in its context, in a manner that would diminish the countryside character and cause significant and demonstrable harm to the landscape quality of the North Downs Area of Outstanding Natural Beauty which the National Planning Policy Framework affords the highest status of protection in relation to landscape and scenic beauty. The benefits associated with the development would not outweigh this harm,

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 agent was updated of any issues after the initial site visit,
- 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 16/01806/AS.

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Annex 1



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