

Application Number	16/01807/AS	
Location	Kingsnorth Recreation Centre, Field View, Kingsnorth, Ashford, Kent, TN23 3NZ	
Grid Reference	00465/39647	
Parish Council	Kingsnorth	
Ward	Park Farm South	
Application Description	Proposed extension to rear elevation of existing recreation centre to accommodate remodeling of existing nursery facility and exercise room, addition of ramp	
Applicant	Kingsnorth Parish Council, Kingsnorth Recreation Centre, Field View, Kingsnorth, Ashford, Kent, TN23 3NZ	
Agent	Mr Day of NuCADD Architectural LLP, The Granary, Pound Court, Church Hill, Kingsnorth, Ashford, Kent, TN23 3EG	
Site Area	0.3 hectare	
(a) 5/-	(b) -	(c) KH&T - X KCC - +

Introduction

1. The application is being reported to Planning Committee as it is being largely funded by Ashford Borough Council through Section 106 Agreement contributions and as such the Council has an interest in the proposal. In addition the Council is the owner of the building.

Site and Surroundings

2. The application site relates to the existing Community Centre building on Park Farm. The building was constructed under planning permission 97/00183/AS and was subsequently extended. It is of a modern brick and tile construction and is single storey in form. It is surrounded on three sides by car parking.

The site lies adjacent to another Children's Nursery and Care Centre (Jelly Beans) and forms part of the hub of community facilities and provision for

the Park Farm development. The Community Centre is accessed from the end of Field View, which is a cul-de-sac which serves all of the existing community facilities within this hub. The residential properties along Bridleway Lane also gain access via Field View.

3. A site plan is below.

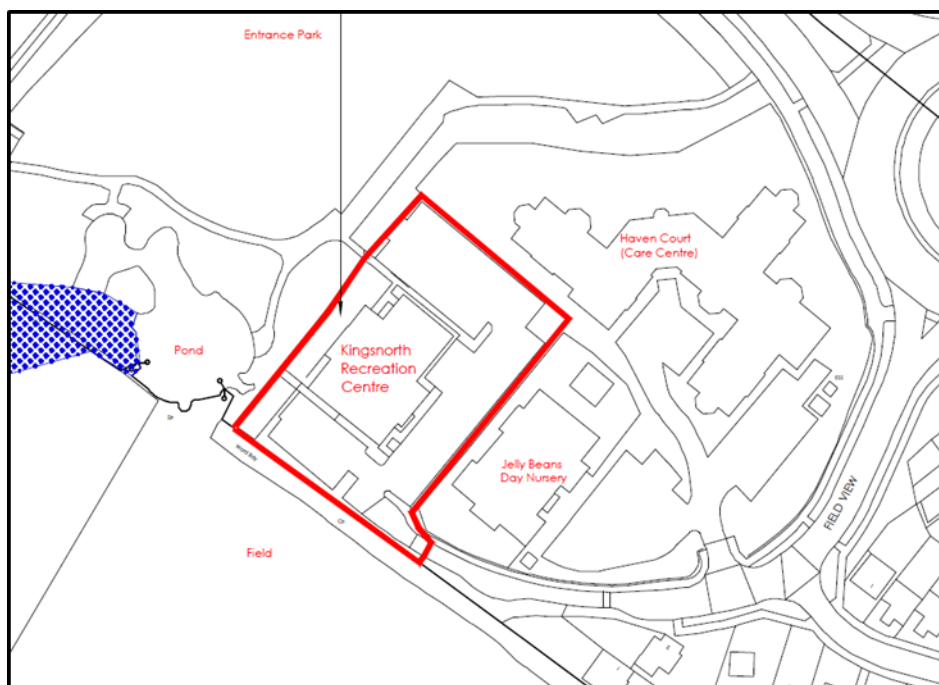


Figure 1 Site Location Plan

Proposal

4. This application seeks full planning permission for a single storey rear extension to increase the size of the nursery within the Community Centre and provide its own entrance lobby, remodeling of the exercise room along with an associated ramp/access. The works also include the erection of 1.8m high security fencing to the external play area adjacent to the extension, however this does not require planning permission.
5. The extension would project 3.4m from the rear building line and is 15.5m in width. The building has a staggered rear elevation with three half hip projections and the extension would project off the rear and side of the central projection. The extension would have a half hip roof and be constructed of matching materials. The ramp would be 8m in length.
6. In support of the application, an ecological walkover survey report has been submitted and this states:
 - no evidence of roosting bats found within the building, however the building contains features with the potential to support a small number

of crevice dwelling bats - the ecologist recommends an emergence survey to ascertain the presence/likely absence of bats; and,

- the land adjacent to the site offers suitable reptile habitat but the site itself does not, as well as the presence of several bird nests beneath the eaves of the building - the ecologist recommends a number of mitigation measures, for example the provision of bird and bat boxes, reptile exclusion fencing around the construction zone, any works to the building being undertaken outside of the bird-nesting season.

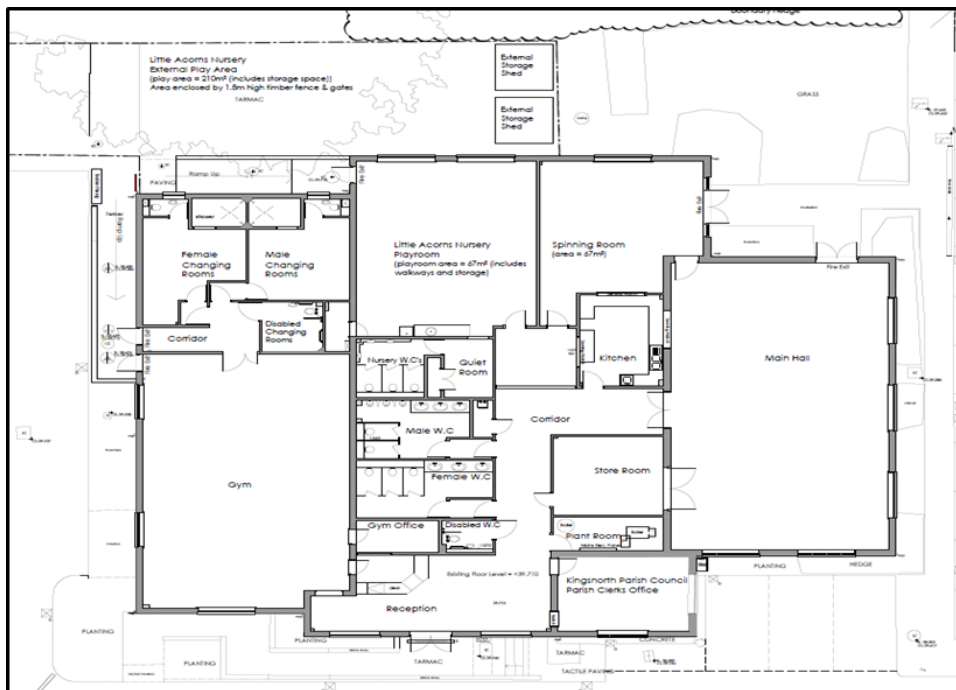


Figure 2 Existing Floor Plan

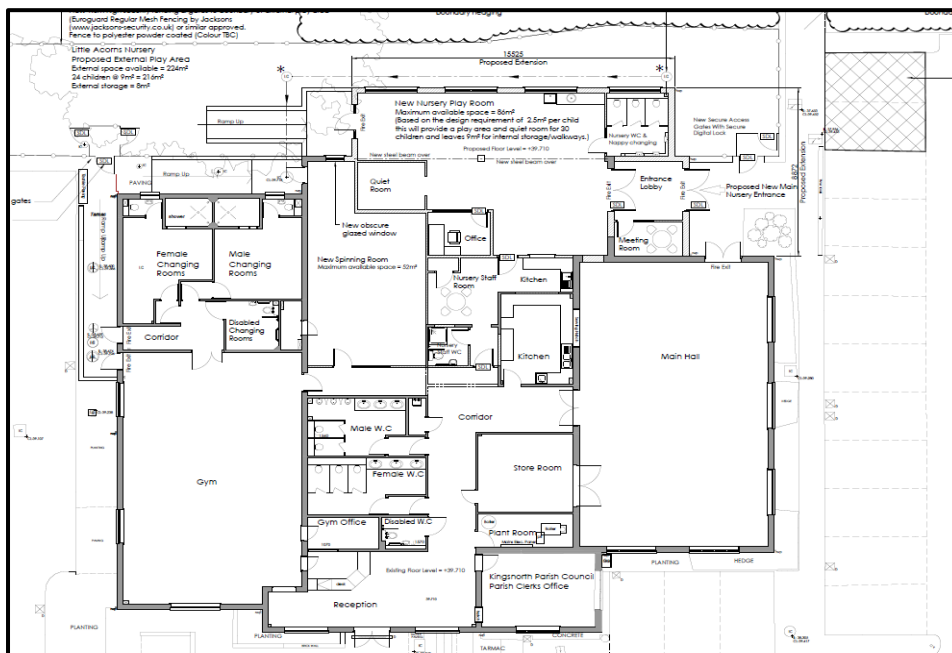


Figure 3 Proposed Floor Plan

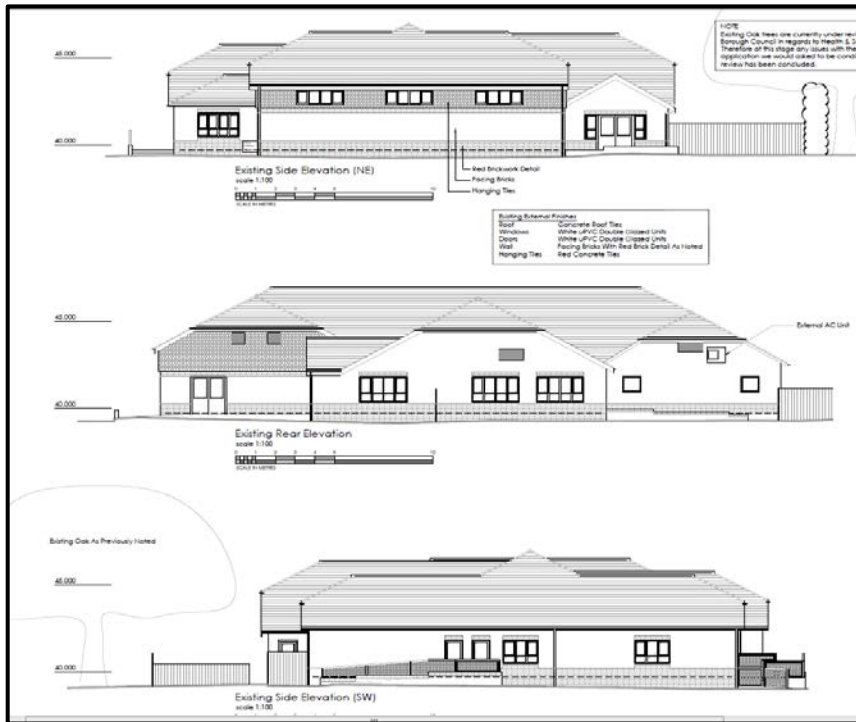


Figure 4 Existing Elevations

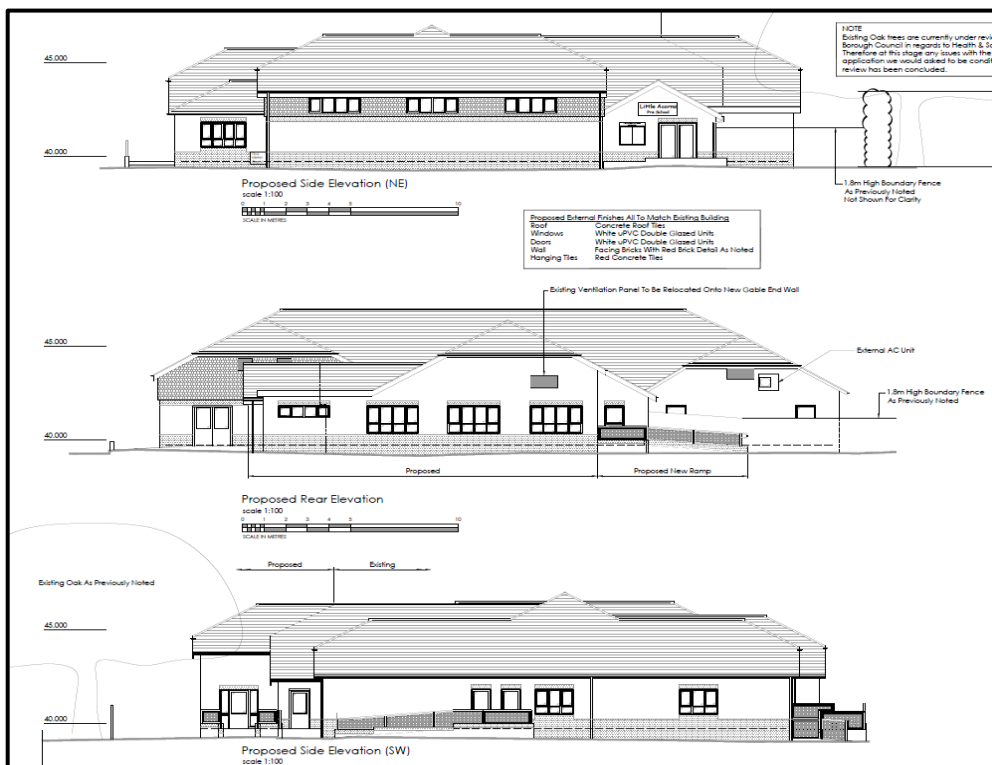


Figure 5 Proposed Elevations

Planning History

- 96/01370/AS - planning permission granted for residential development at Park Farm resulting in Section 106 contributions.

8. 97/00183/AS - planning permission granted for the Community Centre in 1997 as part of the Park Farm development. This has been constructed and the current application relates to the extension of this building.
9. 01/01155/AS - planning permission granted for residential development and associated retail, employment and leisure uses resulting in Section 106 contributions.
10. 10/00779/AS - planning permission granted for a single storey extension to the front elevation of the Community Centre.
11. 11/01156/AS - planning permission granted for solar panels on the roof of the Community Centre.

Consultations

Ward Member: The Ward Member is not a Member of the Planning Committee.

Kingsnorth Parish Council: No comments received.

KCC Highways and Transportation: No objection, subject to conditions requiring details for construction vehicle loading and turning facilities, site personnel and visitor parking and the provision of wheel washing facilities during construction.

KCC Biodiversity: comment that the recommended bat emergence survey to be carried out prior to the determination of the application. However, they would be happy for this to be conditioned due to there being low potential for bats and any mitigation measures required could be achievable. They also request conditions re: lighting to be sensitive towards roosting/foraging/commuting bats, breeding birds, and recommendations of the report in relation to reptiles.

Neighbours: 5 neighbours consulted; No representations received.

Planning Policy

12. 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 and the Chilmington Green AAP 2013. On 9 June 2016, the Council approved a consultation version of the 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.
13. The relevant policies from the Development Plan relating to this application are as follows:-

Ashford Borough Local Plan 2000

EN31 - Important habitats

EN32 - Important trees and woodland

Local Development Framework Core Strategy 2008

CS1 - Guiding principles

CS9 - Design quality

CS11 - Biodiversity and Geological Conservation

CS18 - Meeting the community's needs

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

Local Plan to 2030

SP1 - Strategic Objectives

SP6 - Promoting High Quality Design

ENV1 - Biodiversity

COM1 - Meeting the community's needs

Government Advice

National Planning Policy Framework 2012

15. 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.
16. Paragraph 28 seeks to promote the development of local services and community facilities in villages, such as meeting places.
17. Paragraph 70 seeks encourages that planning decisions should plan positively for the provision of community facilities and other local services.

Assessment

18. The main issue for consideration is:
- Impact on visual amenity and residential amenity
 - Highway safety
 - Trees
 - Ecology

Impact on Visual and Residential Amenity

19. The extension is of a modest size and would continue the scale and design of the projection it would extend. Given this and its location to the rear of the building, the development would not be harmful to the visual amenity of the locality. The elevation would be visible from the Kingsnorth Road but would be seen across the entrance park against landscaping there.
20. In terms of residential amenity, there are no dwellings close by that would be affected by the development as increased use of the larger facility would be nominal..

Highway Safety

21. The extension to the nursery would not result in a significant increase in vehicle movements to and from the site and the existing level of parking provision for the Community Centre is well in excess of the current requirements of Kent Vehicle Parking Standards. Given this, the development would not be harmful to highway safety.

Trees

22. There are a number of mature trees near to the western boundary of the site that are of amenity value. The development largely falls outside the canopy spread area of the nearest tree with the exception of the ramp, where the groundworks would be limited in scope. Given this, I am satisfied that the development would not be harmful to nearby trees.

Ecology

23. The walkover survey of the site recommends a bat emergence survey to ascertain the presence/likely absence of bats. Given the low potential of the

building to support bats, KCC Ecology are happy for the carrying out of these surveys to be controlled by condition, along with any necessary mitigation.

24. The survey also found the land adjacent to the site to offer suitable reptile habitat but the site itself does not, as well as the presence of several bird nests beneath the eaves of the building. The report makes a number of mitigation recommends in respect of these and again, this can be controlled by condition.
25. Given the above, the development would not be harmful to protected species subject to condition.

Human Rights Issues

26. 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 his 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).

Conclusion

27. An extension to the existing community facility building is acceptable subject to there being no harmful impact. The development would be well designed and would not result in any visual harm to the locality or residential amenity. In addition, the development would not result in harm to highway safety, trees or ecology.
28. The proposal is therefore considered to be acceptable, it is in accordance with the adopted Development Plan, the emerging Development Plan and Central Government guidance as a whole. I therefore recommend the scheme for approval.

Recommendation

(A) Permit

Subject to the following condition:

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

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

2. The external materials and finishes to be used for the approved development shall be of the same size, colour, tone and texture as those of the existing building unless otherwise agreed in writing by the Local Planning Authority.

Reason: To assimilate the new development with the existing in the interests of visual amenity.

3. 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.

4. 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.

5. The development shall be carried out in accordance with the recommendations outlined in the approved Walkover Survey by PJC Consultancy reference 3394AO/17 dated 23rd January 2017 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of protected species.

6. Prior to any works commencing on site, a bat emergence survey shall be carried and the survey, along with a detailed mitigation strategy (including lighting), shall be submitted to and approved in writing by the Local Planning Authority. All works should then proceed in accordance with the approved strategy with any amendments agreed in writing.

Reason: In the interests of protected species.

7. Prior to any works commencing on site, details shall be submitted to and approved in writing by the LPA and carried out for the provision of construction vehicle loading/unloading and turning facilities and retained during construction.

Reason: In the interests of highway safety.

8. Prior to any works commencing on site, details shall be submitted to and approved in writing by the LPA and carried out for the provision for site personnel and visitors and retained during construction.

Reason: In the interests of highway safety.

9. Prior to any works commencing on site, details shall be submitted to and approved in writing by the LPA and carried out for the provision of wheel washing facilities during construction.

Reason: In the interests of 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;

1. offering a pre-application advice service,
2. as appropriate updating applicants/agents of any issues that may arise in the processing of their application
3. where possible suggesting solutions to secure a successful outcome,
4. informing applicants/agents of any likely recommendation of refusal prior to a decision and,
5. by adhering to the requirements of the Development Management Customer Charter.

In this instance

6. the agent was updated of any issues after the initial site visit,

7. 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 16/01807/AS.

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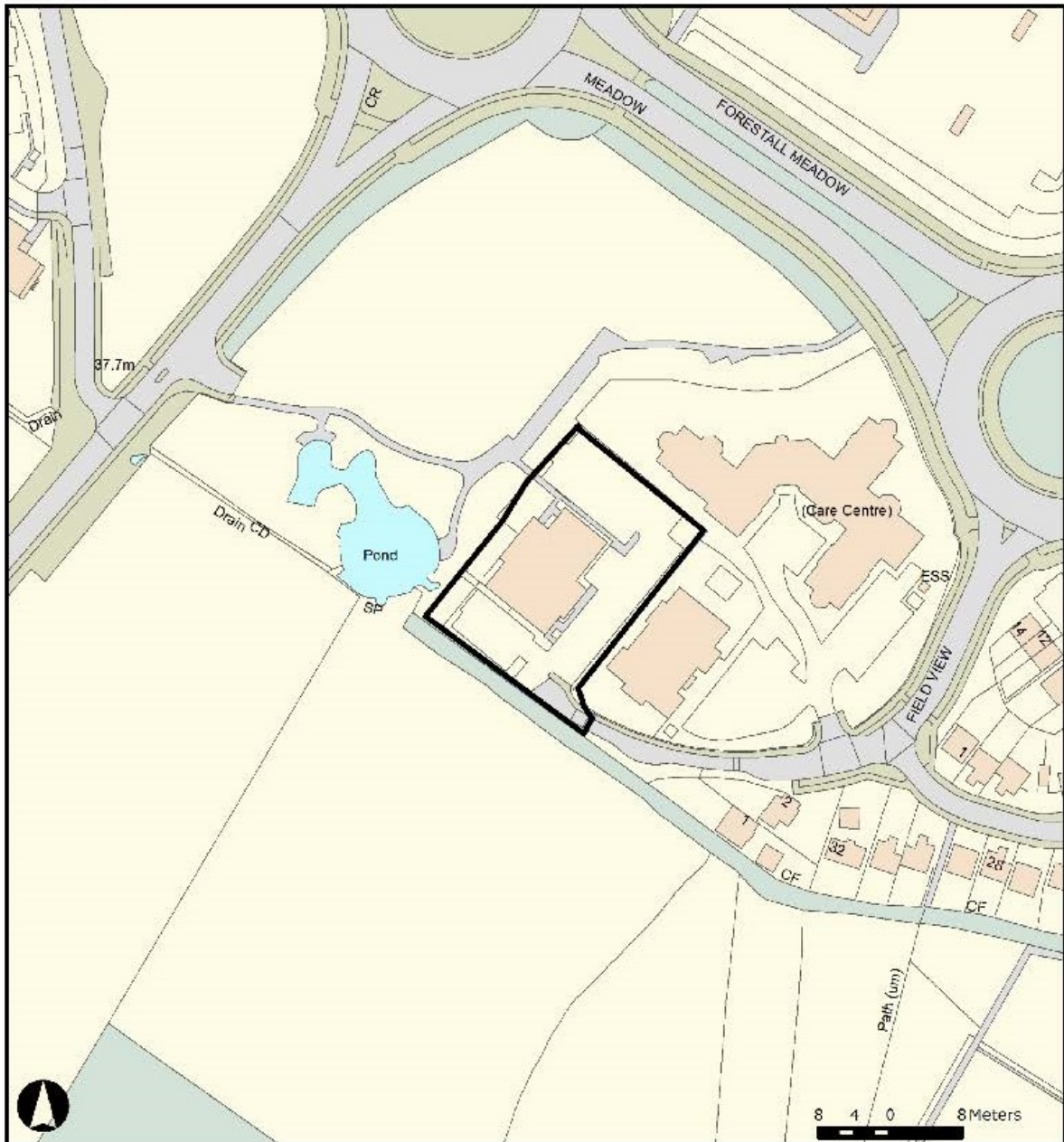
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Annex 1



Ashford Borough Council



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