



Planning Committee

Notice of a Meeting, to be held in the Council Chamber, Civic Centre, Tannery Lane,
Ashford, Kent TN23 1PL on Wednesday, 17th May 2017 at 7.00 pm.

The Members of this Committee are:-

Cllr. Burgess (Chairman)

Cllr. Link (Vice-Chairman)

Cllrs. Bennett, Mrs Blanford, Bradford, Clarkson (ex officio), Clokie, Dehnel, Farrell, Galpin,
Heyes, Krause, Murphy, Ovenden, Waters, 3 Conservative Vacancies.

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

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Nos. |
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| 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 Interests
See Agenda Item 2 for further details | 1 |
| 3. Minutes – to approve the Minutes of the Meeting of this Committee held on the 12 th April 2017 | |
| 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

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| (a) | 16/01548/AS - Wye School, Kempe Centre, Olantigh Road, Wye, Ashford, TN25 5EJ - Phases 2 and 3 of the proposed Wye school expansion comprising permanent use of the Kempe Centre for school use; refurbishment of the Kempe Centre to include new sixth form accommodation and minor alterations to the external appearance of the building to reflect internal reconfiguration; retention of the two existing temporary classroom cabins until the end of the 2018/2019 academic year; demolition of existing structures and some trees; erection of a new building comprising the main hall, 4 court sports hall and new teaching accommodation; new coach, car and cycle parking provision; new soft and hard landscaping; off-site highway works on Olantigh Road and other associated works | 1.1 |
| (b) | 16/01198/AS - Former Kent Highways Depot, Ashford Road, High Halden - Demolition of existing buildings, walls and hard standing; erection of 25 residential units comprising 9 x 4 bedroom, 14 x 3 bedroom and 2 x 2 bedroom units; garages, parking and associated works (amended scheme to approval 12/01449/AS for 20 dwellings) | 2.1 |
| (c) | 16/01322/AS - Mechanical Components Ltd, Church Farm, Bell Lane, Smarden, TN27 8NT - Redevelopment of an existing commercial/industrial site to accommodate 5 commercial units | 3.1 |
| (d) | 16/01431/AS - Milee, Nickley Wood Road, Shadoxhurst, Ashford, Kent, TN26 1LZ - Change of use of land for the stationing of 4 gypsy pitches and associated development and the erection of a goat barn (part retrospective) | 4.1 |
| (e) | 16/01804/AS - Oldbury, Brissenden Green Lane, Bethersden, Ashford, Kent, TN26 3BJ - Subdivision of existing AOC dwelling to form two separate dwellings (retrospective) | 5.1 |
| (f) | 16/01835/AS - Agricultural Building at, Mackley Farm, Knock Hill, Stone, Kent - Demolition of existing agricultural building and erection of new building to comprise a single dwelling with associated parking and change of use of agricultural land to garden | 6.1 |
| (g) | 17/00121/AS - 162 Canterbury Road, Kennington, Ashford, Kent, TN24 9QD - Erection of a single storey side and rear extension | 7.1 |

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| (h) | 17/00281/AS - North Park, Tannery Lane, Ashford - Mrs S Barber, Ashford Borough Council, Civic Centre, Ashford, Kent TN23 1PL | 8.1 |
| (i) | 17/00337/AS - 12 Hewitts Place, Willesborough, Ashford, Kent, TN24 0AH - Erection of single storey side and rear extension | 9.1 |
| (j) | 17/00170/AS - Meadow View Industrial Estate, Hamstreet Road, Ruckinge, Kent - Change of use of land for stationing of caravan for overnight security purposes ancillary to Meadow View Business Park and associated hardstanding (retrospective and resubmission of 15/01657/AS) | 10.1 |
| (k) | 17/00354/AS - South Kent College, Jemmett Road, Ashford, Kent, TN23 4RJ - Reserved Matters application for the development of 160 dwellings together with access roads, footpaths, drainage, associated car/bicycle parking provision, groundworks, landscaping, open space and infrastructure (pursuant to outline approval 11/00405/AS) | 11.1 |

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 '-'

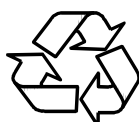
Note on Votes at Planning Committee Meetings:

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.

KM/AEH
9th May 2017

Queries concerning this agenda? Please contact Kirsty Morland:
Telephone: 01233 330499 Email: kirsty.morland@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.