

## Planning Committee

Minutes of a Meeting of the Planning Committee held in the Council Chamber, Civic Centre, Tannery Lane, Ashford on the **21<sup>st</sup> June 2017**.

### Present:

Cllr. Burgess (Chairman);

Cllr Link (Vice-Chairman);

Cllrs. Bennett, Mrs Blanford, Bradford, Buchanan, Clarkson (ex officio), Clokie, Galpin, Krause, Murphy, Ovenden, Pickering, Sims, Waters, Wedgbury.

In accordance with Procedure Rule 1.2 (iii), Cllrs. Sims and Wedgbury attended as Substitute Members for Cllrs. Heyes and Hicks respectively.

### Apologies:

Cllrs. Dehnel, Farrell, Heyes, Hicks.

### Also Present:

Cllr. White.

Head of Development, Strategic Sites and Design; Joint Development Control Manager; Senior Planner & Urban Designer; Corporate Director (Place and Space); Principal Solicitor (Strategic Development); Member Services and Ombudsman Complaints Officer.

## 48 Declarations of Interest

Councillor	Interest	Minute No.
Bennett	Made a Voluntary Announcement that he was a Member of the Weald of Kent Protection Society.	50 – 14/01486/AS
Blanford	Made a Voluntary Announcement that she was a Member of the Weald of Kent Protection Society and the Campaign to Protect Rural England	50 – 14/01486/AS
Burgess	Made a Voluntary Announcement that he was a Member of the Weald of Kent Protection Society.	50 – 14/01486/AS
Clarkson	Made a Voluntary Announcement that he was a Member of the Weald of Kent Protection Society.	50 – 14/01486/AS

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Clokie	Made a Voluntary Announcement that he was a Member of the Weald of Kent Protection Society.	50 – 14/01486/AS
Waters	Made a Voluntary Announcement as he was a resident of The Moat and as he had commented on the application as Chairman of the Moat Management Committee. He moved to the second row of seating for the item and did not take part in the debate or vote.	50 – 14/01486/AS

## **49 Minutes**

**Resolved:**

**That the Minutes of the Meeting of this Committee held on the 17<sup>th</sup> May 2017 be approved and confirmed as a correct record.**

## **50 Schedule of Applications**

**Resolved:**

**That following consideration of (a), (b) and (c) below,**

- (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) The views of 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 '-'**

**decisions be made in respect of Planning Applications as follows: -**

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<b>Application Number</b>	14/01486/AS		
<b>Location</b>	Land between Arthur Baker Playing Field and Ashford Road, Charing, Kent		
<b>Grid Reference</b>	95478/49050		
<b>Parish Council</b>	Charing		
<b>Ward</b>	Charing		
<b>Application Description</b>	<p>Hybrid planning application for the development of land at Maidstone Road, comprising:</p> <ul style="list-style-type: none"> <li>• Full planning permission for the erection of a 51 unit age restricted (55+ years) affordable housing scheme (to include 5 age restricted affordable bungalows) together with the creation of a new pedestrian and gated vehicular access point linking Maidstone Road through to the Arthur Baker Playing Fields; and</li> <li>• Outline planning permission (matters to be reserved: appearance, landscaping, layout and scale) for the erection of market sale housing units on the remainder of the site.</li> </ul>		
<b>Applicant</b>	Orbit Homes, Horizon House, Unit 1 Eclipse Park, Sittingbourne Road, Maidstone ME14 3EN		
<b>Agent</b>	Mr P Sullivan, RDA Architects, Evegat Park Barn, Evegat, Smeeth, Ashford, Kent TN25 6SX		
<b>Site Area</b>	2.94 hectares		
<u>First round of consultation</u>			
(a)	232/114R, 1S Charing Playing Fields R	(b) R	(c) NE X KCCH&T R WKPS X PO Drainage R SW X
<u>Second round of consultation</u>			
(a)	232/89R, 1S 1x	(b) R	(c) SW X EH (EP) X

Third round of consultation

(a) 232/ 23R; 1S; 1X Moat Management Company C	(b) S	(c) EA + NE X KWT KCC H&T X Kent Police X KCCBioX PO Drainage X EH (EP) X Kent Downs AONB unit X
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The Senior Planner & Urban Designer drew Members' attention to the Update Report, which included various alterations to the report, as well as updates to Table 1 and details of Conditions.

In accordance with Procedure Rule 9.3, Mr Astall, on behalf of the applicant, spoke in support of the application. In 2013 the applicant had been invited to develop proposals for the land in question, for a scheme to meet the identified demand for accommodation for aged persons. A number of consultations were subsequently held with the Parish and Borough Councils, and the original designs were agreed. A public exhibition was held in 2014, and was attended by 93 people, who generally endorsed the principles. This led to a full planning application which was to have been recommended by officers for approval. The application was to be determined in March 2015. However, it emerged that there were some local concerns, and the applicant requested a delay in order to work with local representatives from Charing and Council Officers to revise the designs to achieve a compromise solution. Changes involved a reduction from a three to a two-storey building, with a corresponding drop in the number of homes, the loss of two bungalows and an increase in parking spaces. The proposed catering facility and hairdresser unit had also been removed as it was considered that these could impact on local businesses. The applicant proposed to provide 12 Affordable Rented Homes, with the balance being homes to buy, part-buy or part-rent for local persons. There were no market sale homes as part of this application. The adjoining land had been zoned for market sale housing, and was outside the control of the applicant. Access to the adjoining playing fields would be provided, and control of this could be agreed locally. This scheme was a worthy compromise which sought to cater for conflicting opinions and offered much-needed quality Affordable living for older persons. Mr Astall asked the Committee to approve the application.

**Resolved:****(A) That for the following reasons the Planning Committee permit this application:**

1. The development makes provision for an identified local need and meets the tests of Policy TRS5 of the Tenterden and Rural Sites DPD 2010 albeit on the basis of sites being substituted for each other.

2. The scale, location and design of the development would respond positively to the context of the site and preserve the visual amenities of the locality.
  3. The development would not be harmful to the residential amenities of nearby dwellings.
  4. The development makes provision for a vehicular, pedestrian and cycle link from the A20 through the site to the Arthur Baker playing fields in accordance with Policy CHAR1 (a).
  5. The development does not result in harm to highway safety and makes provision for safe pedestrian access to the village and its facilities including a crossing over the A20.
  6. The development makes adequate provision for the parking of vehicles within the site.
  7. Other environmental impacts have been assessed and there are not any which are potentially significant which cannot be controlled by conditions.
  8. The planning obligations are necessary to make the development acceptable in planning terms, are directly related to the development and are fairly and reasonably related in scale and kind to the development.
- (B) Subject to the applicant first entering into a section 106 agreement in respect of planning obligations detailed in table 1, in terms agreeable to the Joint Development Control Managers or the Head of Development Strategic Sites and Design in consultation with the Corporate Director (Law and Governance) & Monitoring Officer, with delegated authority to either the Joint Development Control Managers or the Head of Development Strategic Sites and Design to make or approve minor changes to the planning obligations and planning conditions, as they see fit.**

**Table 1**

	<b>Detail</b>	<b>Amount(s)</b>	<b>Trigger Point(s)</b>
1.	<p><b><u>Local Needs Housing</u></b></p> <p>The local needs housing shall only be occupied by local people aged 55 years</p>	<p><b>51 dwellings provided in the age restricted affordable apartments and associated bungalows</b></p>	

	<b>Detail</b>	<b>Amount(s)</b>	<b>Trigger Point(s)</b>
	and older and their partners and spouses and shall remain affordable in perpetuity. The housing shall be let at rents that comply with the HCA target rent and/or leased at initial equity purchase percentages approved by the Council. The housing shall be constructed to such standards and other particulars as the Council specifies. The housing shall be managed by a registered provider of social housing approved by the Council, who must also be a party to the agreement.	<b>24%rented : 76% shared ownership</b>	
2.	<p><b>Outdoor Sports Pitches</b></p> <p>Contribution towards provision of or improvements to outdoor sports pitches and associated facilities and maintenance thereof</p> <p><b>Project:</b> Improvements to Arthur Baker Playing Fields comprising enhancement of the parking area</p>	<p><b>Housing for market sale only</b></p> <p>£1,589 per dwelling for capital costs</p> <p>£326 per dwelling for maintenance</p>	Contributions on occupation of every 20 dwellings or on final dwelling.

	<b>Detail</b>	<b>Amount(s)</b>	<b>Trigger Point(s)</b>
3.	<p><b>Strategic Parks</b></p> <p>Contribution towards maintenance of or improvements to the Strategic Parks in Ashford</p> <p><b>Project:</b> tbc</p>	<p><b>Housing for market sale only</b></p> <p>£146 per dwelling for capital costs</p> <p>£47 per private dwelling for maintenance</p>	<p>Contributions on occupation of every 20 market dwellings .</p>
4.	<p><b>Informal/Natural Green Space</b></p> <p>Where this is not provided on site (which is the preferred option) then a contribution is required towards provision of or improvements to informal/natural green space and associated facilities and maintenance thereof</p> <p><b>Project:</b> On site provision is the preferred option otherwise to be agreed.</p>	<p><b>Housing for market sale only</b></p> <p>£434 per dwelling for capital costs</p> <p>£325 per dwelling for maintenance</p> <p>Less a pro-rata reduction for any informal / natural green space provided on site in accordance with the SPD</p>	<p>Contributions on occupation of every 20 market dwellings.</p>
5.	<p><b>Voluntary Sector</b></p> <p>Contribution towards the provision of premises and facilities for use by voluntary organisations and towards community development and voluntary sector activity within the same settlement or in a reasonably</p>	<p><b>Housing for market sale only</b></p> <p>£83 per dwelling</p>	<p>Contributions on occupation of every 20 market dwellings</p>

	<b>Detail</b>	<b>Amount(s)</b>	<b>Trigger Point(s)</b>
	<p>accessible alternative location</p> <p><b>Project:</b> On-going maintenance of Alderbeds LWS</p>		
6.	<p><b>Children's and Young People's Play Space</b></p> <p>Contribution towards provision of or improvements to children's and young people's play space and associated facilities and maintenance thereof</p> <p><b>Project:</b> Improvements to both children's recreation grounds in Charing</p>	<p><b>Housing for market sale only</b></p> <p>£649 per dwelling for capital costs</p> <p>£663 per dwelling for maintenance</p>	<p>Contributions on occupation of every 20 market dwelling</p>
7.	<p><b>Allotments</b></p> <p>Contribution towards provision of or improvements to allotments and associated facilities and maintenance thereof</p> <p><b>Project:</b> New allotment site at Dog Kennel Lane, Charing or alternative site</p>	<p><b>All Housing</b></p> <p>£258 per dwelling for capital costs</p> <p>£66 per dwelling for maintenance</p>	<p>Contributions on occupation of every 20 dwellings</p>
8.	<p><b>Primary Schools</b></p> <p>Contribution towards additional primary school places</p> <p><b>Project:</b> Charing PS2 Classroom extension</p>	<p><b>Housing for market sale only</b></p> <p>£590.24 for each flat and £3324 for each house</p>	<p>Contributions on occupation of every 20 market dwelling</p>



	<b>Detail</b>	<b>Amount(s)</b>	<b>Trigger Point(s)</b>
		£0 for any 1-bed dwelling with less than 56 m2 gross internal area	
9.	<p><b>Secondary Schools</b></p> <p>Contribution towards additional secondary school places</p> <p><b>Project:</b> Highworth School 3 class extension</p>	<p><b>Housing for market sale only</b></p> <p>£2359.80 for each house</p> <p>£0 for any 1-bed dwelling with less than 56 m2 gross internal area</p>	Contributions on occupation of every 20 market dwelling
10.	<p><b>Library Facilities</b></p> <p>Contribution towards the construction and/or equipping of library premises within the same settlement or in a reasonably accessible alternative location</p> <p><b>Project:</b> Towards the additional bookstock required to mitigate the impact of additional borrowers generated from this development</p>	<p>£48.02 per dwelling</p> <p>£0 for any 1-bed dwelling with less than 56 m2 gross internal area</p>	Contributions on occupation of every 20 dwellings
11.	<p><b><u>Community Learning</u></b></p> <p>Contribution for community learning services in the area</p> <p><b>Project:</b> Lip reading classes in Charing</p>	<p>£34.45 per dwelling</p> <p>£0 for any 1-bed dwelling with less than 56 m2 gross internal area</p>	Contributions on occupation of every 20 dwellings
12.	<p><b><u>Youth Services</u></b></p> <p>Contribution towards</p>	<b>Housing for market</b>	

	<b>Detail</b>	<b>Amount(s)</b>	<b>Trigger Point(s)</b>
	<p>youth services in the area</p> <p><b>Project:</b> Ashford Street based and community activity teams</p>	<p><b>sale only</b></p> <p>£26.89 per dwelling</p> <p>£0 for any 1-bed dwelling with less than 56 m2 gross internal area</p>	<p>Contributions on occupation of every 20 market dwellings</p>
13.	<p><b><u>Adult Social Care</u></b></p> <p>Contribution towards enhancing community facilities in the area by making them accessible to people with disabilities and enabling telecare services to be installed in homes in the area.</p> <p><b>Project:</b> Additional social care staff to support the new clients from this development</p>	<p><b>Houses for market sale only</b></p> <p>£77.58 per dwelling</p>	<p>Contributions on occupation of every 20 market dwellings</p>
14.	<p><b><u>Healthcare Provision</u></b></p> <p>Contribution towards improvements health care services and/or facilities in the area</p> <p><b>Project:</b> tbc</p>	<p>£504 for each 1-bed Dwelling</p> <p>£720 for each 2-bed Dwelling</p> <p>£1008 for each 3-bed Dwelling</p> <p>£1260 for each 4-bed Dwelling</p> <p>£1728 for each 5-bed Dwelling or larger</p>	<p>Contributions on occupation of every 20 dwellings.</p>
15.	<p><b>Monitoring Fee</b></p> <p>Contribution towards the Council's costs of monitoring compliance with the agreement or</p>	<p>£1000 per annum until development is completed</p>	<p>First payment upon commencement of development and on the anniversary thereof in subsequent years</p>

	<b>Detail</b>	<b>Amount(s)</b>	<b>Trigger Point(s)</b>
	undertaking		
16.	<p><b>Quality Monitoring Regime</b></p> <p>Contribution towards the Council's cost of monitoring the quality of SUDS/drainage; open space layout spec; highway materials.</p>	£5000 per annum for the duration of the build	First payment upon commencement of development and on the anniversary thereof in subsequent years
<p><b>Notices</b> will have to be served on the Council at the time of the various trigger points in order to aid monitoring. All contributions to be <b>index linked</b> as set out on the <a href="#">council web site</a> in order to ensure the value is not reduced over time. The <b>costs</b> and disbursements of the Council's Legal Department incurred in connection with the negotiation, preparation and completion of the deed are payable. The Kent County Council may also require payment of their legal costs. If an acceptable agreement/undertaking is not completed within 3 months of the committee's resolution to grant, the application may be refused.</p>			

### **(C) Permit/Grant Outline Planning Permission**

Subject to the following Conditions and Notes:

#### **Age restricted affordable housing**

1. The age restricted affordable housing scheme 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. Written details including source/manufacturer, and samples of bricks, tiles and cladding materials to be used externally shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the development shall be carried out using the approved external materials.

**Reason:** In the interests of visual amenity

3. The area shown on plan 15.148.25 P3 as vehicle parking spaces and turning area shall be provided, surfaced and drained in accordance with details

previously submitted to and approved in writing by the Local Planning Authority before the dwellings are occupied. Those vehicle parking spaces adjacent to The Moat within the Root Protection Area of the Wellingtonia shall be of a 'no dig' design details of which shall have been previously submitted to and approved by the Local Planning Authority in writing. The parking/turning areas shall then be retained available for that use and no permanent development whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), shall be carried out so as to preclude vehicular access to those parking spaces and facilities.

**Reason:** To ensure the provision and retention of adequate off-street parking and turning in the interests of highway safety.

4. 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.

5. 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.

6. The development shall only be occupied by persons 55 years and older or the spouse or partner of such a person.

**Reason:** The development as a whole is only acceptable on the basis of meeting a specified local need.

7. The approved facilities to accommodate the storage of refuse and material for recycling for the flats and bungalows and its collection by refuse vehicles shall be implemented before the occupancy of dwellings to which they relate. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any other Order or any subsequent Order revoking or re-enacting that Order, such approved facilities shall be retained in perpetuity and access thereto shall not be precluded.

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**Reason:** To ensure satisfactory arrangements are put in place and retained in perpetuity for the collection and storage of refuse and recycling.

8. The vehicular access between the application site and the Arthur Baker playing fields shall remain gated until such time as the vehicular access into the playing fields from The Moat has been shut off to vehicles.

**Reason:** In the interests of highway safety.

### **Open Market Housing Development**

9. Approval of the details of the layout, scale, landscaping and appearance (hereafter called "the Reserved Matters") shall be obtained from the Local Planning Authority in writing before development commences and the development shall be carried out as approved.

**Reason:** To comply with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

10. (A) Application for approval of the Reserved Matters shall be made to the Local Planning Authority not later than the expiration of 3 years from the date of this permission.

(B) The development hereby permitted shall be begun no later than the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.

**Reason:** To comply with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

11. Before the first occupation of a dwelling the following works between that dwelling and the existing adopted highway shall be completed as follows:

(a) Footways and/or footpaths shall be completed, with the exception of the wearing course;

(b) Carriageways completed, with the exception of the wearing course, including the provision of a turning facility beyond the dwelling together with related highway drainage, including off-site works, junction visibility splays, street lighting, street nameplates and highway structures if any.

The final wearing course shall be applied within 1 year of the occupation of the last dwelling unless otherwise agreed by the Local Planning Authority in writing.

**Reason:** In the interests of highway safety.

12. The details submitted pursuant to condition 9 shall include the following:

A minimum of 64% two and three bed properties

All development shall be limited to two storeys in height with any second floor accommodation contained entirely within the roof space.

**Reason:** To achieve a high percentage of smaller units as expressed by the local community in village workshops and to ensure compliance with the EIA screening opinion.

13. Before occupation of each dwelling, space shall be laid out and equipped for covered bicycle storage on each dwelling plot (or communal space in the case of apartment buildings) in accordance with approved details that shall be submitted to the Local Planning Authority for approval at the same time as the details required pursuant to Condition 9. Such approved covered bicycle parking shall be retained in perpetuity.

**Reason:** To ensure the provision and retention of adequate off-street parking and storage facilities for bicycles in the interests of highway safety and to promote cycle use in the interests of facilitating more sustainable patterns of movement related to local trips.

14. The approved parking and turning facilities agreed pursuant to condition 9 shall be provided prior to the occupation of the dwelling to which they relate, and the parking/turning areas shall then be retained available for that use and no permanent development whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), shall be carried out so as to preclude vehicular access to those parking spaces and facilities.

**Reason:** To ensure the provision and retention of adequate off-street parking and turning in the interests of highway safety.

15. Full details of facilities to accommodate the storage of refuse and material for recycling for each dwelling and its collection by refuse vehicles shall be submitted at the same time as details required to be submitted pursuant to Condition 9 and approved by the Local Planning Authority in writing. The approved details shall be implemented before the occupancy of dwellings to which they relate. Notwithstanding the provisions of the Town and Country

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Planning (General Permitted Development) Order 1995, or any other Order or any subsequent Order revoking or re-enacting that Order, such approved facilities shall be retained in perpetuity and access thereto shall not be precluded.

**Reason:** To ensure satisfactory arrangements are put in place and retained in perpetuity for the collection and storage of refuse and recycling.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any other Order or any subsequent Order revoking or re-enacting that Order, any car barns provided in accordance with the details required to be submitted in accordance with Condition 9 shall not be further altered through the addition of further doors or any other structure that would preclude their use for the parking of vehicles without the prior permission of the Local Planning Authority in writing.

**Reason:** To ensure that the covered space is retained available for the storage of a vehicle when not in use in order to prevent the displacement of car parking and subsequent inappropriate car parking.

17. The layout details required to be submitted pursuant to Condition 9 of this permission shall be accompanied by layout plans (together with other plans and sections as may be necessary) to demonstrate the provision of level thresholds to all dwellings (and/or thresholds with shallow ramps where level thresholds cannot be provided).

**Reason:** To ensure that dwellings will be accessible and are able to accommodate varying mobility needs over time.

18. Prior to the commencement of the open market housing development, a survey of the development site as existing, in accordance with the provisions of BS 5837 (Trees in relation to construction – Recommendations (2005)) shall be submitted to the Local Planning Authority concurrently with the submission of the site layout drawings required to be submitted pursuant to Condition 9 and shall include, as appropriate, the following information at a suitable scale:

(a) Location, species, girth or stem diameter, accurately planned crown spread and reference number of all trees on and adjoining the site with a stem diameter of 75 mm or greater at a point 1.5 metres above ground level.

(b) A numbered tree condition schedule with proposals for removal of trees and for surgery or other works, where applicable, to retained trees.

(c) Existing and proposed levels including, where appropriate, sufficient detail to allow proper consideration of existing of existing tree protection.

(d) Location, spread and other relevant details of existing hedgerows, hedges and other significant areas of vegetation.

(e) Location and dimensions of existing watercourses, drainage channels and other aquatic features with water, invert and bank levels as appropriate.

(f) Existing boundary treatments and forms of enclosure.

(g) Existing structures, services and other artefacts, including hard surfaces.

(h) Indication of land use, roads or other means of access, structures and natural features on land adjoining the development site.

(i) Route of existing footpaths and public rights of way on and adjoining the site.

(j) North point and scale.

**Reason:** To allow the proper consideration of the impact of the proposed development on the amenity value of the existing site.

19. None of the open market dwellings shall be occupied until works for the disposal of sewage have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the Local Planning Authority (in consultation with Southern Water Services) at the same time as the details required pursuant to Condition 6 and such approved works shall be appropriately retained and maintained in perpetuity.

**Reason:** To avoid pollution of the surrounding area.

### **Age restricted affordable and market housing development**

20. The vehicular access details shown on the approved plans shall be completed prior to the commencement of any other works authorised by this permission

**Reason:** In the interests of highway safety.

21. Full details of the widening of the footway to create a combined footway / cycleway from the site access to the junction with Old Ashford Road shall be submitted to and approved in writing by the Local Planning Authority and carried out prior to the occupation of any units on the site.

**Reason:** In the interests of highway safety.

22. Full details of improvements to the existing bus stops on Maidstone Road shall be submitted to and approved in writing by the Local Planning Authority



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prior to the occupation of any units on the site. The Ashford bound stop should have a 31 metre bus stop clearway, raised kerbs and a new shelter. The Maidstone bound stop should have new raised kerbs. The works shall be carried out as approved prior to occupation of any dwelling.

**Reason:** In the interests of highway safety and the sustainability of the development.

23. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing, by the Local Planning Authority. The facilities shall be provided and the approved Statement shall be adhered to throughout the construction period. The statement shall provide for:
- a. the parking of vehicles of site operatives and visitors;
  - b. routing of construction vehicles and the loading and unloading of plant and materials;
  - c. storage of plant and materials used in constructing the development;
  - d. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  - e. vehicle washing facilities
  - f. measures to control the emission of dust and dirt during construction
  - g. a scheme for recycling/disposing of waste resulting from the demolition and construction works
  - h. a scheme to control noise during the construction phase
  - i. hours of work on the site

**Reason:** in the interests of highway safety and to protect the amenities of local residents in accordance with policy.

24. No development shall commence until plans and particulars of a sustainable drainage system to serve the relevant parts of the development (including the details below) for the disposal of the site's surface water have been submitted to and approved in writing by the Local Planning Authority. These should include a plan showing where water is to be discharged to ground (soakaway positions if applicable) and a plan indicating the routes flood waters will take should the site experience a rainfall event that exceed the design capacity of the surface water drainage system.

The final drainage plan for the scheme will be approved by Ashford Borough Council to ensure that surface water runoff from the site is being dealt with appropriately and in line with Ashford Borough council's Sustainable Drainage SPD. This will include a modified surface water drainage strategy which satisfies the requirements of the SPD.

All discharging of surface water run-off will be dealt with within the boundary via suitable methods approved by Ashford Borough Council. Should discharging of all surface water within the site boundary not be achievable then a suitable alternative should be proposed for agreement by Ashford Borough Council. Proposals should identify any overland flow paths, channelling of flows, or piped flows along with the final point of discharge of the water from the site into a suitable drainage ditch, or water body, or other suitably agreed point of discharge (subject to the required permission being achieved).

A plan indicating the routes flood waters will take should the site experience a rainfall event that exceeds the design capacity of the surface water drainage system (designing for exceedance).

The submitted system shall comprise retention or storage of the surface water on-site or within the immediate area in a way which is appropriate to the site's location, topography, hydrogeology and hydrology.

The submitted system shall be designed to

- (i.) avoid any increase in flood risk,
- (ii.) avoid any adverse impact on water quality,
- (iii.) achieve a reduction in the run-off rate in accordance with the Ashford

Borough Council Sustainable Drainage SPD document, adopted  
October 2010.

- (iv.) promote biodiversity,
- (v.) enhance the landscape,
- (vi.) improve public amenities,
- (vii.) return the water to the natural drainage system as near to the source as possible and
- (viii.) operate both during construction of the development and post-completion.

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The submitted details shall include identification of the proposed discharge points from the system, a timetable for provision of the system and arrangements for future maintenance (in particular the type and frequency of maintenance and responsibility for maintenance). This should include a plan identifying all the elements that make up the surface water drainage system, (including areas of porous paving, underwater storage crates, box culverts, soakaways) and indicate the proposed future ownership /maintenance responsibility for each element.

The approved system shall be provided in accordance with the approved timetable. The approved system shall be maintained in accordance with the approved details and shall be retained in working order until such time as the development ceases to be in use.

If any of the proposed surface water discharge points are to be the existing public sewer, the applicant must provide written confirmation from Southern Water of their agreement to the proposals. All other points of discharge into existing watercourses or water bodies require the express permission of the owner of the receiving watercourse or body.

**Reason:** In order to reduce the impact of the development on flooding, manage run-off flow rates, protect water quality and improve biodiversity and the appearance of the development pursuant to Core Strategy Policy CS20 Sustainable Drainage

25. As part of condition 24 details shall be submitted to and approved by the Local Planning Authority in writing of measures to prevent surface water discharging onto the existing and proposed highway, and the works shall be carried out in accordance with the approved details and thereafter maintained.

**Reason:** In the interests of Highway safety.

26. The approved visibility splays at the junction with the A20 shall be provided prior to any part of the development being brought into use and thereafter maintained with no obstruction over 0.6m in height.

**Reason:** In the interests of Highway safety.

27. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work on the relevant part of the site in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

**Reason:** To ensure that features of archaeological interest are properly examined and recorded.

28. No development shall take place within each part of the site until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; hard surfacing materials and lighting.

**Reason:** In order to protect and enhance the amenity of the area.

29. All hard and soft landscape works within each part of the site shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority; and any trees or plants whether new or retained which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

**Reason:** In the interests of visual amenity

30. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building(s) for its/their permitted use(s).

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned, thinned or reduced other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority.

(b) If any tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the recommendations of BS5837 (2005) and the approved plans and particulars before any equipment machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

**Reason:** In order to protect and enhance the amenity of the area.

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31. No trenches for underground services or foundations shall be commenced within the BS5837 root protection areas of trees identified as being retained or within 5 metres of any hedgerows without the prior consent of the Local Planning Authority in writing.

**Reason:** To prevent damage to trees and hedgerows on the site.

32. No cutting operations shall be carried out between 31st March and 31st August in any year.

**Reason:** In the interests of good forestry and to protect wildlife to accord with the requirements of the Wildlife and Countryside Act 1981.

33. Any existing hedges or hedgerows shall be retained, unless shown on the approved drawings as being removed. Any existing hedges and hedgerows on and immediately adjoining the site shall be protected from damage for the duration of works on the site. Any parts of hedges or hedgerows removed without the Local Planning Authority's prior consent or which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged within five years following contractual practical completion of the approved development shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with plants of such size and species and in such positions as may be agreed with the Authority.

**Reason:** To ensure the continuity of amenity afforded by existing hedges or hedgerows.

34. No development shall take place until full plan and cross-section details of any proposed earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include any proposed grading and mounding of land areas including the existing and proposed levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation, surrounding landforms, fences and buildings. Development shall only be carried out in accordance with the approved details.

**Reason:** In the interests of the amenity of the area.

35. Details of walls, fences and railings to be erected within each part of the development shall be submitted to and approved by the Local Planning Authority within 1 month of the commencement of the development to which they relate. The walls and fences shall then be erected in accordance with such approved details.

**Reason:** In the interests of visual amenity

36. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor. The oil interceptor shall be appropriately maintained and retained in perpetuity.

**Reason:** To prevent pollution of the water environment.

37. No development shall take place (including any ground works, site or vegetation clearance) until a method statement for reptiles, breeding birds and dormice has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:

- a) Purpose and objectives for the proposed works.
- b) Detailed design(s) and/or working method(s) necessary to achieve stated objectives.
- c) Extent and location of proposed works.
- d) Timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction.
- e) Persons responsible for implementing the works, including times during construction when specialist ecologists need to be present on site to undertake/oversee works.
- f) Use of protective fences, exclusion barriers and warning signs.
- g) Initial aftercare and ongoing management until management under the LEMP (to be submitted under condition 38) commences.
- h) Disposal of any wastes for implementing work.

The works shall be carried out in accordance with the approved details within the first planting season after the approval of the method statement and shall be retained in that manner thereafter.

**Reason:** In the interests of the biodiversity of the site.

38. A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority within 3 months of the date of planning permission. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions, together with a plan of management compartments.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Maps showing the areas to be managed within the management plan.

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h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the longterm implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

**Reason:** In the interests of the biodiversity of the site.

39. Prior to occupation of the site hereby approved, details of how the development will enhance biodiversity will be submitted to and approved in writing by the Local Planning Authority. This will include clear ecological enhancement for breeding birds and bats and shall include provision of bat boxes, bird boxes and native planting. The approved details will be implemented and thereafter retained.

**Reason:** In order to ensure the development builds in opportunities for beneficial biodiversity as part of good design.

40. No flues, vents, stacks, extractor fans or meter boxes shall be located on the front elevation of any of the units.

**Reason:** In the interest of visual amenity.

41. If unexpected contamination is found at any time when carrying out the approved development it must be reported in writing to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2.

Following completion of the remediation scheme a verification report that demonstrates the effectiveness of the remediation carried out must be prepared and submitted for approval in writing by the Local Planning Authority.

**Reason:** To ensure that risks from land contamination to the future users of land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. (LDF Core Strategy Policy CS1 and CS4)

42. Prior to the commencement of development herpatile exclusion fencing shall be erected around the perimeter of the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The fencing shall thereafter be retained as an effective barrier preventing herpatiles from entering the site and shall remain in situ until the completion of the development.

**Reason:** To ensure that European and UK protected species are not harmed as a result of the development.

43. Before development commences details shall be submitted (either separately or as part of reserved matters) for the installation of fixed telecommunication infrastructure and High Speed Fibre Optic (minimal internal speed of 100mb) connections to all dwellings. This shall provide sufficient capacity, including duct sizing to cater for all of the development with sufficient flexibility to meet the needs of existing and future residents. The infrastructure shall be laid out in accordance with the approved details and at the same time as other services during the construction to enable a connection to be made.

**Reason:** In order to maximise use of technology in the interests of sustainability.

### **Notes to Applicant**

1. 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 pro
- 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.



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In this instance:

- The principles of the development were formulated in conjunction with the local community through events and workshops in the village.
  - The applicant/agent was updated of any issues after the initial site visit.
  - The applicant/agent responded by submitting additional information and with drawing plans forming part of the original submission and consequently reported to the planning committee.
  - The applicant was provided the opportunity to submit amendments to the scheme/ address issues.
  - The application was dealt with without delay.
  - The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.
2. This development is also the subject of an Obligation under Section 106 of the Town and Country Planning Act 1990 which affects the way in which the property may be used.
  3. Any works within watercourses (eg. Ditches) on and adjacent to the site may require the prior land drainage consent from Kent County Council and, or the Internal Drainage Board.

Any watercourse within the boundary and adjacent to the site would be classed as an 'ordinary watercourse' and comes under the terms of the Land Drainage Act 1991, (as amended by the Flood and Water Management Act 2010), whereupon and culvert, diversion, weir dam or like obstruction to the flow of the watercourse requires a flood defence consent (also known as a 'land drainage consent') from Kent County Council. In the absence of any agreement to the contrary, maintenance of the watercourse is the responsibility of the riparian owner. Applications for consent should be made to Kent County Council ([suds@kent.gov.uk](mailto:suds@kent.gov.uk); main switchboard number is 0845 8247 247).

Culverting of open watercourses will not normally be permitted except where essential to allow highways and/or other infrastructure to cross. When considering the development/redevelopment of any site, existing ordinary watercourses should be identified and accommodated within any drainage strategy and site masterplan. They should be preferably retained as an open feature within a designated corridor, and ideally retained within public open

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space. Kent County Council as Lead Local Flood Authority should be consulted on this proposal to confirm the acceptability of the drainage proposal.

4. Planning permission does not convey any approval for construction of the required vehicular crossing, or any other works within the highway for which a statutory licence must be obtained. Applicants should contact Kent County Council - Highways and Transportation (web:[www.kent.gov.uk/roads\\_and\\_transport.aspx](http://www.kent.gov.uk/roads_and_transport.aspx) or telephone: 03000 418181) in order to obtain the necessary Application Pack.
5. It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.
6. The alterations to Maidstone Road to provide a new right hand turn lane into the site and new footway/cycleway will be subject to a full Section 278 Highway Agreement with Kent County Council Highways and Transportation. The applicant is advised to contact the Agreements Team to progress these works.

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<b>Application Number</b>	17/00312/AS
<b>Location</b>	Smeeth Hill House, Hythe Road, Smeeth, Ashford, Kent, TN25 6ST
<b>Grid Reference</b>	07369/39484
<b>Parish Council</b>	Smeeth
<b>Ward</b>	Saxon Shore
<b>Application Description</b>	Erection of single storey extension to utility room
<b>Applicant</b>	Mrs P Martin, Smeeth Hill House, Hythe Road, Smeeth, Ashford, Kent TN25 6ST

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<b>Agent</b>	Mr T Parrett, Rubicon Building Consultancy, One Step Beyond Westfield Lane, Etchinghill, Folkestone, Kent CT18 8BT
<b>Site Area</b>	0.05ha
(a) 2/-	(b) Parish X (c) -

The Joint Development Control Manager drew Members' attention to the Update Report which advised that the development subject of the application was retrospective, and amended plans for fenestration would be required if the application were permitted. Further, as the application was retrospective, no Conditions were required if Members were minded to resolve to permit the application.

**Resolved:**

- (A) Subject to the receipt and approval by the Head of Development, Strategic Sites and Design, or the Joint Development Control Manager, of amended plans to accurately reflect the fenestration that has been used on the extension**
- (B) Permit**

Subject to the following conditions and notes:

1. No external lighting shall be installed on the extension without the prior written consent of the Local Planning Authority.

**Reason:** In the interests of visual amenity.

**Note to Applicant**

1. 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,



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fenestrations would be required and a Condition should be added regarding the colour finish to the render.

**Resolved:**

**(A) Subject to the receipt and approval by the Head of Development, Strategic Sites and Design, or the Joint Development Control Manager, of amended plans to accurately reflect the fenestration that has been used on the extension**

**(B) Grant Consent**

Subject to the following conditions and notes:

1. Prior to its use on the approved extension, details of the colour finish to the render shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented strictly in accordance with the details approved.

**Reason:** In the interest of visual amenity and to ensure the character and appearance of the listed building is maintained.

**Note to Applicant**

1. 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 was acceptable as submitted and no further assistance was required.
  - the application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.
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<b>Application Number</b>	17/00439/AS	
<b>Location</b>	Land south east of 16 to 34, Calland, Smeeth	
<b>Grid Reference</b>	08017/40105	
<b>Parish Council</b>	Smeeth	
<b>Ward</b>	Saxon Shore	
<b>Application Description</b>	Erection of hoardings and 5 no. non-illuminated associated signage (retrospective)	
<b>Applicant</b>	Elizabeth Mitchell, Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, TN23 1PL	
<b>Agent</b>	As above	
<b>Site Area</b>	0.27 ha	
(a) 30/4R	(b) S	(c) KCC (H&T) X

The Head of Development, Strategic Sites and Design drew Members' attention to the Update Report which advised that Smeeth Parish Council now supported the application.

**Resolved:**

**Grant Consent**

Conditions on grant:

- a) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

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- b) No advertisement shall be sited or displayed so as to -:
- endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
  - obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
  - hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- c) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- d) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- e) Where an advertisement is required under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
- f) This consent expires at the end of 2 years from the date of this consent or the completion of the development whichever is the sooner.

## Notes to Applicant

### Working with the Applicant

1. 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 applicant/agent was updated of any issues after the initial site visit,
  - was provided with pre-application advice,
  - The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.
2. It is the responsibility of the applicant to ensure that all necessary highway approvals and consents where required are obtained and that the limits of the highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

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<b>Application Number</b>	17/00691/AS		
<b>Location</b>	17-25 New Rents, Ashford, Kent, TN23 1LE (part of)		
<b>Grid Reference</b>	00770/42860		
<b>Ward</b>	Victoria		
<b>Application Description</b>	Change of use of ground, first and second floors from education and training (D1) to themed gaming area (escape room) (Class D2)		
<b>Applicant</b>	Mrs L Smith, 126 Lakemead, Ashford, Kent, TN24 4XZ		
<b>Agent</b>	Mr T Parrett, Rubicon Building Consultancy Ltd., One Step Beyond, Westfield Lane, Etchinghill, Folkestone, Kent CT18 8BT		
<b>Site Area</b>	0.10 ha		
(a) 10/1R	(b) -	(c)	ESM-X

**Resolved:**



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**Permit**

Subject to the following conditions:

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 premises shall not be open to the public other than between the hours of 09:00-23:00 on any day unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To protect the residential amenity of the locality

3. The premises/site shall be used for use applied for and not for any other purpose whether or not in the same use class of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or any subsequent Order revoking or re-enacting that Order, or whether the alternative use is permitted by virtue of Article 3, Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking or re-enacting that Order.

**Reason:** In order to preserve the amenity of the locality.

4. 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.

5. 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.

6. Prior to the commencement of development details of the sound insulation for the building, to protect adjoining properties from noise, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the sound insulation shall thereafter be retained and maintained in effective working order.

**Reason:** In the interest of residential amenity

### **Notes to Applicant**

1. 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;

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

In this instance the application was acceptable as submitted and no further assistance was required.

- the application was approved without delay.

2. The applicant may wish to consider the issue of noise insulation during any development/works to ensure that any potential for excess noise transmission between premises is minimised. Should an issue arise with the transfer of noise as a result of the introduction of this use then the matter may be dealt with using the normal provisions of the Environmental Protection Act 1990.
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<b>Application Number</b>	17/00710/AS
<b>Location</b>	The Stour Centre, Tannery Lane, Ashford, TN23 1PL
<b>Grid Reference</b>	01444/42438
<b>Ward</b>	Victoria (Ashford)
<b>Application Description</b>	Re-roofing of the Main & Thomas halls and plant room including fitting of roof edge guarding and new parapet capping
<b>Applicant</b>	Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent, TN23 1PL
<b>Agent</b>	Mr C Thomas, Project Delivery Team, Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent, TN23 1PL
<b>Site Area</b>	0.6 hectares
(a) 10/-	(b) - (c) -

**Resolved:****Permit**

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 development shall be carried out in accordance with the details of external materials specified in the application which shall not be varied without the prior written permission of the Local Planning Authority.

**Reason:** In the interests of visual amenity.

3. Prior to the commencement of works on site, the site personnel parking, site compound and details of loading and turning areas for construction traffic shown on drawing number ES50 ROOF 17 REV 1.03 shall be provided and shall be retained throughout the construction period in strict accordance with

these details unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure provision of adequate parking, loading and turning facilities for vehicles in the interests of highway safety.

4. 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.

5. 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.

### Note to Applicant

1. 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;

- (a) offering a pre-application advice service,
- (b) as appropriate updating applicants/agents of any issues that may arise in the processing of their application
- (c) where possible suggesting solutions to secure a successful outcome,
- (d) informing applicants/agents of any likely recommendation of refusal prior to a decision and,
- (e) by adhering to the requirements of the Development Management

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Customer Charter.

In this instance

- the application was acceptable as submitted and no further assistance was required.
  - the application was approved without delay.
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<b>Application Number</b>	17/00719/AS
<b>Location</b>	5, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 19, 20, 22, 23, 24, 25, 26, 27, 29, 32 and 34 Chester Avenue, Bethersden, Ashford, Kent, TN26 3BW
<b>Grid Reference</b>	92670/40117
<b>Parish Council</b>	Bethersden
<b>Ward</b>	Weald Central
<b>Application Description</b>	Recladding of existing external walls with rendered finish
<b>Applicant</b>	Ashford Borough Council Housing Services
<b>Agent</b>	N/A
<b>Site Area</b>	0.63 ha

(a) 52/3R                      (b) X                      (c)

The Head of Development, Strategic Sites and Design drew Members' attention to the Update Report, which provided additional details on a consultation response and supporting information from the applicant. She also drew Members' attention to a paper which had been circulated to Members by Ms Rachel Lishman, a tenant affected by the application, in which Ms Lishman had made a number of comments in objection to the application.

In accordance with Procedure Rule 9.3, Mr Wells, a local resident, spoke in objection to the application. He had been a private resident of Chester Avenue for 20 years. He was representing the views of a large percentage of the private residents, who were all in opposition to this proposal due to the severe detrimental impact it would have on the aesthetic appearance of Chester Avenue. The houses in the Avenue

were built in 1948, of Airey construction. It was a tight cul-de-sac and the rendered premises which were proposed did not conform in any way to the stipulation that any cladding on properties must be of a like material or finish. The rendered coating would have a palette of colours applied to it. Only 60% of the houses in the Avenue were proposed for alteration in the application, and this would lead to a hit and miss patchwork effect. The Airey construction tiled houses did have a consistency of appearance, which would be negatively affected by this proposed change of renders. On page 7.6 of the agenda, figure 6, example 2, it was clear that the rendered building would be in stark contrast to the existing structure. It was clear from the plans on page 7.13 that the layout of Chester Avenue was such that there would be a very hit and miss effect of finishes on the houses. Where cladding had been previously applied successfully, it had been on a linear development or where there was tree cover, where the visual impact was not so detrimental. In the Chester Avenue cul-de-sac, residents were overlooking each other's premises and the visual impact would be more serious. Mr Wells said he was representing at least 50% of the private residents who were in opposition to the application.

**Resolved:**

**Deferred for Officers to carry out further consultation with the residents of Chester Avenue whose properties are not included within the application site and to investigate whether there is the potential for the Council, as housing authority/landowner, to assist in funding the recladding works for these properties.**

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Queries concerning these Minutes? Please contact Rosie Reid: Telephone: 01233 330565 Email: [rosie.reid@ashford.gov.uk](mailto:rosie.reid@ashford.gov.uk)  
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