

## Planning Committee

Wednesday the 21<sup>st</sup> June 2017 at 7.00pm



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### Update Report for the Committee

The following notes and attached papers will be referred to at the meeting and will provide updated information to the Committee to reflect changes in circumstances and officer advice since the reports on the agenda were prepared

3. **Minutes** – to approve the Minutes of the Meeting of this Committee held on the 17<sup>th</sup> May 2017
4. Requests for Deferral/Withdrawal – none.

### Part I – Monitoring/Information Items

None for this Meeting

### Part II – For Decision

5. Schedule of Applications
  - (a) **14/01486/AS - Land between Arthur Baker Playing Field and Ashford Road, Charing, Kent - Hybrid planning application for the development of land at Maidstone Road, comprising:**
    - **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 vehicular access point linking Maidstone Road through to the Arthur Baker Playing Fields; and**
    - **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**

Amend description of development to say “gated vehicular access”

Figure 9 annotation – Reference to Policy TRS4 should be changed to Policy TRS5.

Under heading: “Tenterden and Rural Sites DPD” add Policy TRS2 – New Residential development elsewhere.

Under heading ‘Third Round of Consultation’

Charing Parish Council – The Parish Council state that although they have some reservations they support the site.

KCC Biodiversity – Raises no objections subject to a number of conditions. It notes the proximity of the site to Ancient Woodland and the Alder Wood and Fen LWS and the increase in the number of visitors that would take place if the development went ahead. It suggests a contribution is made to the management of the adjacent Local Wildlife Site to support its on-going management.

Under heading “Principle of development” para 42, bullet point 2 amend as follows “land to the south where development would not normally be permitted under Policy TRS2 unless under the exception criteria....”

## **Planning Obligations**

Add the following paragraph:

KCC Education had requested contributions in respect of Youth Service; Community Learning, Libraries and Adult Social Care for the affordable element of the housing scheme as well as the market housing. In terms of the affordable element only, contributions are not being sought for Youth Service on the basis that the accommodation is age restricted to elderly people. Contributions are not being sought for adult social care as the scheme itself, in providing age restricted affordable houses to local people, is considered to fulfil this requirement. The Council’s Housing Department are supportive of this approach.

On the affordable element of the proposal, the Borough Council is not requesting a contribution for children’s and young people’s play space on the basis that this is an age restricted scheme. It is not requesting a contribution for informal play space either. The scheme will provide a courtyard space for use by residents of the scheme and the site lies adjacent to the Arthur Baker Playing Fields where there are opportunities for informal recreation. Since writing the committee report, the parish council has identified a project for the purchase of a site within the village for allotments. It is considered that both the affordable housing and market housing elements of this scheme should make a contribution towards this. Table I of the report is to be updated accordingly.

In the event that the proposed condition restricting the age of occupants is changed, and affordable units are let to people below the age of 55 then contributions in respect of all of the above would need to be collected. This will be written into the legal agreement.

## **Updates to Table 1**

Under 1 “Local Needs housing” add: The Local Needs housing shall only be occupied by local people age 55 years and older and their partners and spouses and shall remain affordable in perpetuity”.

Under 1 “Regulation 122 Assessment” – replace policy TRS4 with Policy TRS5

Under 5 “Voluntary Sector” – Contribution to on-going maintenance of Alderbeds LWS

Under 7 “Allotments” add Project: New allotment site at Dog Kennel Lane, Charing or alternative site” and delete from amount column “Housing for market sale only” (as this should apply across the development)

### **Conditions**

#### Age restricted affordable housing

Typo after condition 5 – need to add the number “ 6”.

Amend proposed Condition 6: “The development shall only be occupied by persons 55 years and older or the spouse or partner of such a person”.

New condition 8 restricting vehicular access to Arthur Baker playing fields:

“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

New condition setting parameters for reserved matters applications:

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

64% two and three bedroom properties

All development limited to two storeys in height with any second floor accommodation entirely in 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.”

#### Age restricted affordable Housing and Market Housing

New condition on need for method statement

“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 on going management until management under the LEMP (to be submitted under condition X 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.”

New Condition on need for a Landscape and Ecological Management Plan

“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.
- 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.”

Delete condition 39 (Carbon neutrality).

Add at para 60, the following information providing amplification on the allocation criteria

The Council’s Housing department has provided amplification on the criteria for the nominations agreement which would apply in this case. It would apply to any rented units and those sold on a shared ownership basis. This applies for both initial lets/sales and subsequent relets and resales

For the shared ownership units, the cascade will apply for 3 months from the date the property is first marketed, after which time the housing providers (Orbit) can offer the property for sale outside of the cascade. Where a purchaser comes

forward with a local connection after the 3 months has elapsed they will be given priority.

**Cascade:**

- 1) Priority to applicants who meet the age criteria and a local connection to the principal parish
- 2) Then preference to applicants who meet the age criteria and a local connection to one of the neighbouring parishes. Within this group preference to people with a local connection to the 2<sup>nd</sup> Tier parishes and then 3<sup>rd</sup> Tier parishes.
- 3) Then applicants from the wider borough who meet the age criteria

**Criteria:**

Principal parish: Charing (1st Tier parish)

Neighbouring parishes: Challock, Westwell, Hothfield, Little Chart, Pluckley and Egerton (2<sup>nd</sup> Tier parishes), followed by Smarden and Bethersden (3<sup>rd</sup> Tier parishes).

Age: Applicants must be aged 55 or over, for couples, both applicants must be aged 55 or over.

Local Connection: Has their permanent home in the principal or a neighbouring parish for a minimum of 1 year or  
Previously lived in the principal or a neighbouring parish but has moved away in the last 12 months specifically to receive care and support or  
Has immediate family living in the principal or a neighbouring parish who have had their permanent home there for a minimum of 3 years  
(Immediate family encompasses a parent or parents, a child or children, a sibling or siblings or other relationship where it can be demonstrated there is a genuine need to give or receive support).

(b) **17/00312/AS - Smeeth Hill House, Hythe Road, Smeeth, Ashford, Kent, TN25 6ST - Erection of single storey extension to utility room**

Members are advised that the development subject of the application is near completion and is therefore retrospective. In addition, the fenestration detail is not as per the proposed plans and instead utilises the existing windows. As such if Members are minded to permit this will need to be subject to the receipt of amended plans that accurately depict the fenestration.

Further as the application is retrospective and the development nearly complete no conditions are needed should Members resolve to Permit. Members are asked to resolve to Permit the application subject to the receipt of those plans.

(c) **17/00313/AS - Smeeth Hill House, Hythe Road, Smeeth, Ashford, Kent, TN25 6ST - Erection of single storey extension to utility room, removal of wall, and block up internal door opening**

Members are advised that the development subject of the application is near completion and is therefore retrospective. In addition, the fenestration detail is not as per the proposed plans and instead utilises the existing windows. As such if Members are minded to agree this will need to be subject to the receipt of amended plans that accurately depict the fenestration. Members are asked to resolve to Grant Listed Building Consent for the application subject to the receipt of those plans.

In light of the above should Members be minded to permit then suggested conditions 1-5 on page 3.7 should be deleted and replaced with:

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.

- (d) **17/00439/AS - Land south east of 16 to 34, Calland, Smeeth - Erection of hoardings and 5 no. non-illuminated associated signage (retrospective)**

Smeeth Parish Council - Support the application.

- (e) **17/00691/AS - 17-25 New Rents, Ashford, Kent, TN23 1LE (part of) - Change of use of ground, first and second floors from education and training (D1) to themed gaming area (escape room) (Class D2)**

None

- (f) **17/00710/AS - The Stour Centre, Tannery Lane, Ashford, TN23 1PL - Re-roofing of the Main & Thomas halls and plant room including fitting of roof edge guarding and new parapet capping**

None

- (g) **17/00719/AS - 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 - Recladding of existing external walls with rendered finish**

Additional consultation response

Bethersden PC raise no objection.

Additional supporting information from applicant

Following the recent tragic fire at Grenfell Tower, Notting Hill 14/06/17, Wetherby Building Systems Ltd, supplier of EWI (External Wall Insulation) systems, have written to all their clients advising of the following:

*“The system used to refurbish and clad the Grenfell Tower Block was a ventilated rain screen system and not an insulated render/brick slip system. We complete in-depth fire testing on our EWI systems through the BBA (British Board of Agreement) and the BRE (British Research Establishment), to ensure our systems achieve the highest industry standards and meet current building regulations with regard to fire resistance and spread of flame”.*

The Housing Department has also advised that the buildings subject of this application are only low-rise with no shared common areas.