

Application Number	17/00548/AS
Location	Eastwell Manor Hotel, Ashford, TN25 6HR
Grid Reference	01670/47527
Parish Council	Eastwell
Ward	Boughton Aluph & Eastwell
Application Description	Removal of Mansion Cottage and the erection of a 28 bedroom annexe to provide additional hotel bedroom accommodation. Associated provision of additional parking and changes to the parking layout, along with landscaping, a fountain and installation of estate fencing along the driveway.
Applicant	Champneys Eastwell Ltd, Eastwell Manor Hotel, Faversham Road, Boughton Aluph
Agent	Lee Evans Planning, St John's Lane, Canterbury
Site Area	1.73ha

(a) 26/0	(b) S	(c) KH&T X, EHM (EP) X, PO (Drainage) X, KCC (Heritage) X, KCC (Bio) +, AONB X
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Introduction

1. This application is reported to Planning Committee because it is a major application.

Site and Surroundings

2. The site is located to the north west of Boughton Lees within the Kent Downs Area of Outstanding Natural Beauty. It is accessed off the Faversham Road and the main complex of buildings is located some 650m to the west of the main access, which is in the southern corner of the site. The historic Manor is the focal point of the hotel, and this sits at the high point of the site with the main buildings overlooking the golf course and formal landscaped gardens. The buildings sit within an undulating parkland setting, with views over Boughton Lees and the Downs.

3. The hotel comprises 23 bedrooms, a restaurant and facilities within the main listed building of Eastwell Manor with a further 39 cottage rooms within the Mews complex (converted stables) to the south east of the main building. Mansion Cottage, which is the subject of this application, is located between the walled garden (adjacent to the Manor) and the Mews, and is used for staff accommodation. Other facilities at the site include a golf course, tennis courts, an outdoor swimming pool and a health centre with spa facilities, a restaurant, an indoor swimming pool, gym and treatment rooms housed in the Pavilion (built in the 1990s), all set within landscaped grounds.
4. Eastwell Manor is listed Grade II, as are the pathways and gates of the landscaped gardens, and the walled gardens to the south west and north east of the Manor.

Proposal

5. The application is for full planning permission for the demolition of Mansion Cottage, and to replace it with a 28 bedroom annexe to provide additional hotel bedroom accommodation. 55 additional car parking spaces would also be provided alongside improvements to the current parking layout and associated hard and soft landscaping. A new fountain to the front of the Manor is also proposed as well as estate fencing along the driveway.
6. The annexe is proposed to be a two storey building which will contain 4 suites, 12 luxury double and family rooms and 12 double rooms along with ancillary spaces for circulation, housekeeping and plant. 10% of the rooms will be constructed to wheelchair accessible standards. It will replace Mansion Cottage, the golf lockers and plant room as well as the adjacent storage containers.
7. The design of the proposed building is contemporary and the linear and horizontal features of the existing listed and curtilage listed buildings and walled gardens have been used as a starting point. The basic form of the building is a repetitive, modular and efficient layout that makes the most effective use of the internal space provided. The exterior of the building has been broken down into two building elements that tie in with the functional practical architectural design of the Mews, while highlighting the complexity of the Manor House and walled gardens.
8. The east elevation ragstone clad features and openings aim to reflect, in a contemporary way, the proportions and horizontal and vertical features of the Manor House and adjacent walled garden. The varied nature of the ragstone wall is defined by masking external hot tubs to each of the rooms and takes influence from the irregularity of the features of the adjacent walled garden and Manor House. At ground floor level, rooms open directly onto the

9. The westerly aspect is a modern interpretation of the form of the adjacent Mews. The contemporary Mews block will use brick and slate detailed in a simple modern fashion. Dormer windows break up the elevation with larger versions at each end that have heightened window heads, which acknowledge the 'fake gables' found on the Manor House. The principal glazed entrance is on the north east corner of the building which leads onto a plaza in front.





Figure 2

10. Access will be provided from the existing access from Faversham Road. A new car parking area will be formed to the west of the access to the annexe and will be accessed from the existing driveway. This car park will in part serve the new hotel rooms, but in addition, will rationalise the existing parking on the site which is currently dispersed over the site. An additional 55 parking spaces are proposed, which includes the 28 spaces and 3 disabled spaces resulting from the proposal, and the loss of 14 spaces from the turning circle immediately in front of the hotel. The additional 13 spaces are intended to address additional car parking that may be required when further improvement works take place as part of the overall re-branding by the new owner.
11. Car parking in the turning circle to the front of the hotel will be restricted to drop off and collection. A period style fountain will be installed in this area to enhance the entrance to the hotel and to help promote traffic circulation and discourage parking. The following plan shows the proposed site layout of the annexe, parking areas and new planting, and the design of the estate fencing and the proposed new fountain.



Figure 3

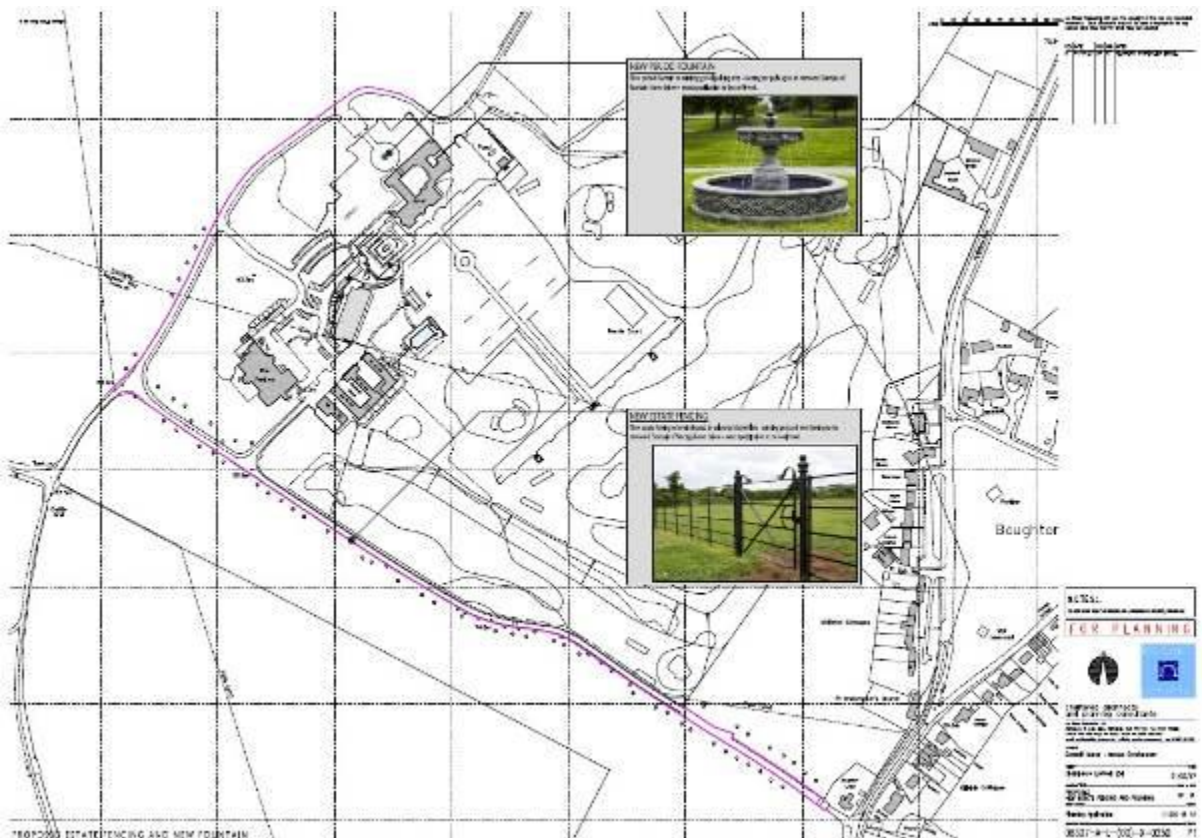


Figure 4

12. The proposed external surfacing materials for the new car parking areas will match those already used on the site, and as part of the improvements to the parking areas and driveway, fencing, similar to that already used on the site, will be installed along the length of the driveway.
13. The proposed building and new car park will result in the loss of 3 trees and a Leyland Cypress hedge but additional native landscaping will be provided to mitigate the visual impact. The yew hedges will be extended to screen the cars in the new car park from long and short views. 26 additional trees will be planted, and the proposed external surfacing for the new car parking areas, will match those already used on the site which is principally block paving.
14. In support of the application, the following information has been submitted and is summarised below:

Planning, Design and Access Statement

15. This has carried out a detailed analysis of the site, the surrounding area and context and is supported by photographs.
16. The Statement outlines the masterplan for the wider site, and includes an assessment of the site's context and relevant planning history. It describes the development and identifies the relevant planning policy considerations. It identifies the relevant planning issues, being the principle of the development, the design, parking and transport issues, potential impact on the AONB, ecology and TPO impacts, the impact of the proposals upon the character and setting of the listed buildings, Historic Park and Area of Potential Archaeology Importance, and the impact upon neighbouring residential properties.
17. The Statement concludes that the proposal is acceptable having regard to all planning issues and that any minor negative impacts have been demonstrated to be mitigated.

Heritage Statement

18. This assess the impact of the scheme on the as-built heritage (standing buildings) and gardens. It forms an initial stage of investigation of the area of the development and has been carried out in accordance with all the relevant requirements.
19. The statement concludes that the setting of the Manor House started to change when it was converted to a hotel and more significantly when the pavilion spa building was built. The new annexe will ensure the viability of the hotel for the future and the preservation of the heritage asset in a way which is compatible with its historic use, and the upkeep of its gardens and parkland, which are of interest historically. The new building will not be read against the

Manor House and therefore, its impact would be less than significant on the setting of the house. The loss of the cottage would be limited.

Ecology Appraisal

20. This report details the results of the ecological survey as a preliminary ecological appraisal, assesses the results and recommends any actions necessary to satisfy statutory guidance and legislation.
21. The report concluded that the site in general is considered of low ecological value with internal habitats comprising of common and widespread habitat types but the greatest ecological value is found within the scattered trees which where possible, will be retained and enhanced with native species planting. It stated that the proposals will not have a negative impact on the surrounding non-statutory sites and designated habitats.

Sustainable Design and Construction Statement

22. This report aimed to demonstrate how the development will reduce energy use and carbon emissions following a strategic energy hierarchy approach. Specifically, the report details the methods which the development will employ to achieve a BREEAM rating of “Good” and a 10% reduction in CO2 emissions through the use of on-site renewable technologies, including photovoltaic panels, solar thermal collectors or heat pumps.

Drainage Strategy

23. This report assesses flood risk and provides guidance on the method of foul and surface water disposal for the development. It concludes that the site can be drained satisfactorily in accordance with Local and National Planning Policy Guidance and recommends that the details of the drainage systems should be the subject of suitably worded planning conditions which would require the schemes to be submitted to the local authority for approval prior to construction work commencing.

Landscape Appraisal

24. This assesses the landscape character of the site and surrounding area. It assesses the visibility of the site from agreed viewpoints surround the buildings. It concludes that it is not visible from wider viewpoints due to the topography and the effects of woodland blocks and trees. It is concluded that there will be no significant impact on views from the Kent Downs AONB. The undulating topography and the density of the tree cover ensures that there will be no views from the south east. The views from the access drive can be screened by new tree and yew hedge planting. As proposed it will be entirely in character with the parkland landscape and the more detailed planting

around the Manor and the Pavilion. Furthermore, the proposed planting will provide the next generation of parkland trees around the site.

Tree Surveys

25. These reports look at the look at the locations of the building and the proposed car park individually. The assess the existing trees on the site in accordance with accepted practice. In respect of the building, the report concludes that 4 trees and the Leyland Cypressess will be removed and the remaining trees will be protected during construction. In respect of the car park, the survey concludes that one oak tree should be removed for safety reasons. One lime tree is proposed to be removed to facilitate the car park and all remaining trees will be protected during construction.

Planning History

26. The most recent and relevant planning history is listed below:

17/00549/AS – Listed Building consent sought for the removal of Mansion Cottage and the erection of a 28 bedroom annexe to provide additional hotel bedroom accommodation. This application is the corresponding listed building application that accompanies the planning application currently being considered.

17/00782/AS – Listed building consent sought for the removal of a partition wall and the relocation of paneling to re-establish the original extent of the room. This application is currently being considered.

17/00648/AS - Listed building consent granted for internal alterations to create ground floor toilets.

13/01437/AS – Planning permission granted for the erection of a two storey extension to the existing pavilion. This application was the renewal of 10/01241/AS.

10/01241/AS – Planning permission granted for the erection of a two storey extension to the existing pavilion. This application was the renewal of 06/02449/AS.

10/00384/AS – Planning permission granted for the erection of a hotel annexe.

07/00698/AS – Planning permission granted for the erection of a green keeper's store and the construction of an earth bund.

07/00119/AS – Planning permission granted for the erection of a hotel annexe.

06/02449/AS - Planning permission granted for the erection of a two storey extension to the existing pavilion (including extra treatment rooms, changing facilities and office areas).

06/02451/AS – Planning permission refused for the erection of a green keeper's store (for golf course) and construction of an earth bund.

05/00770/AS - Listed building consent refused for the erection of a two storey extension including access and toilets (resubmission of 04/01374/AS).

05/00769/AS – Planning permission refused for the erection of a two storey extension including access and toilets (resubmission of 04/01373/AS).

04/01374/AS – Listed building consent refused for the erection of a two storey extension including access and toilets for the disabled.

04/01373/AS – Planning permission refused for the erection of a two storey extension including access and toilets for the disabled.

04/01468/AS – Planning permission granted for the creation of a 9 hole golf course (revised scheme)

04/00485/AS – Planning application withdrawn by applicant for the creation of a 9 hole golf course.

99/01303/AS – Planning permission granted for an additional parking area.

99/00835/AS – Planning permission granted for a car park.

99/00068/AS – Planning permission granted for the erection of a hotel annexe.

98/00574/AS – Planning permission granted for a plant room.

97/01505/AS – Planning permission granted for a staff garage block and laundry.

97/00432/AS – Listed building consent granted for conversion of building to 6 staff units.

97/00024/AS – Planning permission granted for an additional parking area.

96/01343/AS – Planning permission granted for the change of use from single dwelling to six bedsits with communal facilities for hotel staff.

Consultations

Ward Member: No written comments have been received from the Ward Member.

Boughton Aluph and Eastwell Parish Council:

The Parish Council welcomes Champneys' investment in Eastwell Manor which secures the future of one of the largest employers in our rural parish and provides a further boost to the visitor economy of Ashford Borough.

Planning application 17/00548/AS proposes a new annexe of 28 additional bedrooms for the hotel. This is close to a 50% increase in hotel room capacity. Combined with the attraction of the Champneys' brand and its increased marketing power we would expect a significant increase in the number of visitors to the hotel and spa plus a corresponding uplift in staff numbers. While we welcome the renaissance of Eastwell Manor as part of the Champneys estate, the expansion of the hotel will impact upon parish residents and, in particular, those living in village of Boughton Lees who can expect to see increased traffic on already busy local roads.

We therefore bring the following issues to the attention of the Planning Committee when considering the application for Eastwell Manor and in setting any conditions for the development.

Enhancement of hotel entrance and improved signage

The Parish Council and local residents share the view that the entrance to Eastwell Manor should be enhanced to improve visibility and safe ingress and egress. Existing signage for the hotel is poor. Hotel visitors frequently miss the entrance. Local residents are regularly asked to give directions. This usually necessitates turning around Boughton Lees village green. These changes must be in keeping with its location within the Boughton Lees Conservation Area.

Traffic calming measures

Another contributing factor to visitors missing the hotel entrance is traffic speed in both directions on the A251 Faversham Road. Automatic Traffic Count (ATC) recordings by DHA Transport consultants commissioned by the Parish Council in 2014 provided evidence of excessive speeding and that flashing speed indicator signs were routinely ignored. This was corroborated by recent ATC recordings commissioned by a prospective developer close to the entrance to Eastwell Manor. We can provide copies of these reports. Traffic calming measures on Faversham Road would benefit the whole village. Ashford Borough Council officers conducting the recent review of the Conservation Area commented on traffic speed and the

absence of safe crossing places. The introduction of traffic islands on Faversham Road was the second highest priority of residents in consultation for the Neighbourhood Plan.

We hope this information is helpful to your discussions. The Parish Council recognise that traffic matters are for Kent County Council Highways Department but respectfully ask whether consideration might be given in the planning process to these improvements which will benefit both the hotel and local residents without a call on the public purse.

Grant Permission with Conditions:

- The Gatehouse to the Manor at Boughton Lees

Building work will incur additional heavy vehicle traffic through a narrow, single track entrance. We ask the hotel owner to liaise with the Lodge occupant to mitigate possible disturbance and noise levels whilst building takes place.

- Proposed fencing

We are not aware that the hotel owner owns/leases the land on which the fencing is proposed. If not, we request that the hotel owner must work with/advise the relevant land owner/livestock owner to agree the most suitable type of fencing.

- Sustainability

The Parish Council feels that this should not create a precedent for further development on this site and that any further development should be limited in such a sensitive area.

- The hotel owner should be encouraged to consult with the estate owners of Eastwell Park, estate residents and village residents on this and any further planning applications.

The Council also welcomes and endorses conditions contained within the planning comments of Helen Forster, Biodiversity Officer, forwarded from KCC's Ecological Advice Service, and from Katie Miller, Planning Manager, Kent Downs AONB Unit.

We also strongly support the importance of the benefit to the applicant of pursuing sustainable policies and ecologically-aware practice in the development of the hotel.

KCC Highways and Transportation: I can confirm that provided the following requirements are secured by condition, then I would raise no objection on behalf of the local highway authority:-

- Provision and permanent retention of the cycle parking facilities shown on the submitted plans prior to the use of the site commencing.

Environmental Services: No objection

Drainage: Whilst the report provides information as to how surface water is to be dealt with as part of the application, it would have been beneficial to the assessment had a full conceptual surface water management plan been provided in accordance (And referencing) the CS20 local policy and using the Ashford Borough Council Sustainable Drainage SPD. However, giving the information submitted, and the wider information known about the site, it is considered a reasonable conclusion that a policy compliant surface water management scheme could be achieved in light of the proposed development. Therefore, should the application be determined successful then the following condition is recommended;

Full Condition

No development shall commence until plans and particulars of a sustainable drainage system for the disposal of the site's surface water by the Local Planning Authority based on the principles outlined within the Flood Risk Assessment and Drainage Strategy Report by Considine (Dated 6th June 2017).

The final drainage plan and strategy for the scheme will be approved by Ashford Borough Council to ensure that surface water runoff from the site is being dealt with appropriately. The final surface water design should be in accordance with Ashford Borough Council's Sustainable Drainage SPD.

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.

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 or in light of systems failure (Designing for exceedance) including appropriate mitigation measures and emergency response procedures. Evidence should be provided demonstrating that the surface water system is capable of accommodation rainfall up to the critical climate change adjusted 1:100 scenario (40% CC allowance).

Surface water runoff generated by the site should be dealt with within the application boundary via suitable methods approved by Ashford Borough Council.

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).

Where infiltration methods are to be proposed, test results should be provided and undertaken in accordance with requirements from BRE Digest 365, with test locations identified.

No drainage systems for the infiltration of surface water drainage into the ground should occur without the express written consent of Ashford Borough Council.

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.

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.

Kent County Council Heritage: The site of Eastwell Manor lies in an area of wider archaeological potential associated with prehistoric and Anglo-Saxon activity. An ancient routeway crosses the parkland and associated activity, including burials, are known nearby.

Eastwell Manor is considered to have originally been a 16th century country residence with formal gardens, outbuildings and wider parkland. It was re-developed in the mid 19th century and later used as a convalescent home for WWI Canadian soldiers. Remains of the original house are reported to be incorporated into the garden walls but much of the site has been substantially re-landscaped. The main house is Listed Grade II but it does seem that the impact of the golf course has led to the parkland no longer being on the national heritage list. The grounds are still mentioned within the Kent Gardens Compendium in view of the survival of some of the formal gardens, routeways and wider parkland.

Mansion Cottage itself seems to have been a late 19th century construction, identifiable on the 2nd Ed OS map. It appears to be at one end of a shortened enclosure, which is identifiable on the 1st Ed OS map. This enclosure may be part of the 19th century landscaping or horticultural/kitchen garden use. The enclosure

seems to have disappeared although it is possibly still visible on the 1940s aerial photographs.

Although the application is supported by a Heritage Statement, there does not seem to be any assessment or statement of significance for the enclosure or building. The Heritage Statement is welcome but it seems to focus on the main house. The Mansion Cottage and the enclosure may be significant heritage assets and will be subject to removal and/or significant harm by the proposed development. As such I recommend the need for an appropriate archaeological assessment of the building and the enclosure and their setting.

The District Conservation Officer may consider Mansion Cottage to be within the curtilage of Eastwell Manor and as such Mansion Cottage may need to be considered as a designated heritage asset. Suitable assessment of this building, including its original function, would be appropriate to ensure an informed decision is made.

The proposed new car parking may have a significant impact on the historic landscape remnants, including veteran trees, post medieval footpaths and routeways, historic views of the house and grounds etc. As such I also recommend the need for a historic landscape assessment, which could include assessment of the rectangular enclosure beside and under Mansion Cottage, as well as the relationship of Mansion Cottage to the views and understanding of Eastwell Manor and therefore its contribution to the significance of Eastwell Manor.

In summary, I recommend the need for a specialist assessment of the significance of Mansion Cottage and its contribution to the significance of Eastwell Manor, and a historic landscape assessment to clarify the significance of the enclosure and surrounding remnants of historic parkland and formal gardens, and their contribution to the significance of Eastwell Manor.

It would be preferable for these specialist assessments to be undertaken prior to determination of this application.

However, if it is decided appropriate to determine this application at this stage, as a less preferred option, I recommend the following conditions are placed on any forthcoming consent:

- i No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that historic building features are properly examined and recorded.

- ii No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic landscape assessment 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 in accordance with NPPF

And

- iii No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification 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.

Kent County Council Ecological Advice Service: We have reviewed the submitted ecological information and we advise that additional information is required to be submitted prior to determination of the planning application – particularly with regard to bats.

Bats

The ecological survey has detailed that that the building and a number of trees on site have potential to be used by roosting bats and has recommended a bat scoping survey. A bat scoping survey can be carried out at any time of the year so we would have expected it to be carried out at the same time as the preliminary ecological appraisal – particularly as the site was visited twice. The bat scoping survey will assess the suitability of the building to be used by roosting bats and consider if there is a need for bat emergence surveys to be carried out.

Prior to determination we advise that the bat scoping survey, emergence surveys (if required) and details of any mitigation is submitted for comment. The submitted information will enable ABC to fully consider the impact the proposed development will have on bats and if appropriate mitigation can be implemented.

This advice is in line with Paragraph 99 of Government Circular (ODPM 06/2005)

Biodiversity and Geological Conservation - Statutory Obligations & Their Impact Within the Planning System states that “It is essential that the presence or otherwise

of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted otherwise all relevant material considerations may not have been addressed in making the decision.”

The proposed development may result in an increase in lighting within the immediate area and a bat sensitive lighting scheme must be development for the proposed development site. Additional information on this point will be provided once the additional survey(s) have been completed.

Birds

There is suitable habitat present within the proposed development which provides optimum habitat for breeding birds and the proposed development will result in the loss of this habitat.

Any work to buildings or vegetation that may provide suitable nesting habitats should be carried out outside of the bird breeding season (bird breeding season is March to August) to avoid destroying or damaging bird nests in use or being built. If works need to commence to be removed during the breeding season then mitigation measures need to be implemented during construction in order to protect breeding birds. This includes examination by an experienced ecologist prior to starting work and if any nesting birds are found during work, development must cease until after the juveniles have fledged.

Whilst we agree that a full breeding bird survey will not be necessary due to the size of the site, a precautionary mitigation methodology should be adhered to prevent any offences being committed. This can be included as an informative of any planning application and we suggest the following wording:

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

The proposed development is proposing to plant trees and hedgerows within the wider area and eventually this will provide breeding bird habitat. In addition we also recommend that bird boxes are erected within the development site if planning permission is granted.

Other Points

The surveys have highlighted that there is potential for badgers and hedgehogs to be present within the site and recommended a precautionary mitigation to be implemented during construction – if planning permission is granted we advise that these recommendations are incorporated in to the construction management plan.

Enhancements

Paragraph 118 of the NPPF states “opportunities to incorporate biodiversity in and around developments should be encouraged” and we recommended ecological enhancements are incorporated in to the development. The preliminary ecological appraisal has made some recommendations to incorporate enhancements in to the site but we recommend that the finalised details of the enhancements to be incorporated in to the development site following completion of the above bat survey(s). Ecological enhancements to be incorporated in to the development site must be over and above any mitigation which is required.

(HDSST Comment: The applicant has carried out the required Bat Surveys and the amended views of the Kent County Council Ecological Advice Service are awaited).

Kent Downs AONB Unit: The AONB Unit agrees with the findings of the Landscape Appraisal that the site of the proposed building is well contained within the landscape and that views of the site of the proposed annexe accommodation and additional parking areas are relatively limited in the wider landscape. We also consider that the proposed materials of the new building are appropriate to the sensitive location within the Kent Downs AONB.

The AONB Unit welcomes the incorporation of a yew hedge to the front of the car parking areas and the inclusion of additional trees to the north-west, which will be important in assisting to filter views of the new development. To this end, we consider it would be preferable to include one or two evergreen species in front of the northern most extended car park area, such as holm oak or sequoiadendron giganteum. It is noted that it is requested in the Design and Access statement that landscaping be undertaken within 18 months of occupation of the building; in order to secure mitigation as early as possible we would prefer a standard requirement for landscaping to be undertaken within the first planting season following completion of the building. It is noted that low level bollard lighting is proposed to external areas and to avoid impact on dark night skies in this rural location, we would also welcome a condition attached to any permission requiring full details of external lighting to be submitted and approved.

Neighbours: No comments received

Planning Policy

The Development Plan comprises the saved policies in the adopted Ashford Borough Local Plan 2000, the adopted LDF Core Strategy 2008, the adopted Ashford Town Centre Action Area Plan 2010, the Tenterden & Rural Sites DPD 2010, the Urban Sites and Infrastructure DPD 2012, the Chilmington Green AAP 2013 the Wye Neighbourhood Plan 2015-30 and the Pluckley Neighbourhood Plan 2016 - 30 . On 9 June 2016 the Council approved a consultation version of the Local Plan to 2030. Consultation commenced on 15 June 2016 and closed after 8 weeks. Proposed changes to the draft Local Plan were approved for further consultation by the Council on 15 June 2017 and consultation has now commenced . At present the policies in this emerging plan can be accorded little weight.

27. The relevant policies from the Development Plan relating to this application are as follows:-

Ashford Borough Local Plan 2000

GP12 – Protecting the countryside and managing change

Local Development Framework Core Strategy 2008

CS1 – Guiding Principles

CS7 – The Economy and Employment Development

CS9 – Design Quality

CS10 – Sustainable Design and Construction

CS11 – Biodiversity and Geological Conservation

CS15 – Transport

CS17 – Tourism

CS20 – Sustainable Drainage

CS21 – Water Supply and Treatment

Tenterden & Rural Sites DPD 2010

TRS8 – Extensions to employment premises

TRS17 – Landscape Character and Design

TRS19 – Infrastructure provision to serve the needs of new developments

Ashford Local Plan (2016)

SP1 – Strategic Objectives

SP3 – Strategic Approach to Economic Development

SP4 – Delivery of Retail and Leisure Needs

SP6 – Promoting High Quality Design

EMP11 - Tourism

TRA3b – Parking Standards for Non Residential Development

ENV1 – Biodiversity

ENV3 – Landscape Character and Design

ENV4 – Light Pollution and Promoting Dark Skies

ENV7 – Water Efficiency

ENV8 – Water Quality, Supply and Treatment

ENV9 – Sustainable Drainage

ENV11 – Sustainable Design and Construction – Non-residential

ENV13 – Conservation and Enhancement of Heritage Assets

ENV15 – Archaeology

IMP1 – Infrastructure Provision

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

Supplementary Planning Guidance/Documents

Sustainable Drainage SPD (October 2010)

Landscape Character SPD (April 2011)

Sustainable Design and Construction SPD (April 2012)

Public Green Spaces & Water Environment SPD (July 2012)

Dark Skies SPD 2014

Village Design Statements

Boughton Aluph and Eastwell Parish Design Statement

Government Advice

National Planning Policy Framework 2012

29. Members should note that the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise. A significant material consideration is the National Planning Policy Framework (NPPF). The NPPF says that less weight should be given to the policies above if they are in conflict with the NPPF.
30. The Historic England Good Practice Advice Notes provide information to assist in implementing the policies in the NPPF and the guidance in the PPG.
31. Para. 128 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
32. Para 129 requires Local Planning Authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
33. In determining planning applications, para 131 of the NPPF says that Local Planning Authorities should take account of:
 - The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and

- The desirability of new development making a positive contribution to local character and distinctiveness.
34. The general approach to considering applications is set out in para.132 of the NPPF, and states, "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional."
35. Para. 134 of the NPPF states that "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use".

Assessment

36. The main issues for consideration are:
- The principle of the development
 - The impact of the development on the listed building and design
 - Impact of the development on the AONB
 - Impact on trees and the Tree Preservation Order
 - Impact of the development in highways/transport terms
 - Archaeology
 - Ecology
 - Drainage
 - Sustainable Construction
 - Impact on neighbours
 - Whether planning obligations are necessary

The principle of the development

37. The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219 of the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice. Para 28 of the NPPF states that local authorities should support the sustainable growth and expansion of all types of rural businesses and support sustainable rural tourism.
38. Saved policy GP12 of the Local Plan 2000 provides for carefully managed change to provide for tourism, Policy CS17 of the Core Strategy supports economic development and the retention of local businesses and Policy TRS8 of the Tenterden and Rural Sites DPD provides for extensions to employment premises in the rural areas provided that they respect the built and landscape character, do not impact on neighbours' amenity and do not generate a level of traffic that would be inappropriate on the rural road network.
39. Eastwell Manor has recently been sold and this proposal is part of an overall rebranding to help secure and strengthen its reputation as an important and prestigious rural business within the Borough, thus improving the economy of the Borough by increasing opportunities for further employment. The proposal is supported by local and national policy for the sustainable growth of all types of rural businesses.
40. Furthermore, planning permission was granted in 1999 under reference 99/00068/AS for a modern annexe to the northwest of the Manor House so the principle of additional hotel accommodation on the site has already been accepted albeit in a different form and location within the site.
41. On the matter of the principle of development therefore, I conclude that the proposal to provide an additional 28 bedroom hotel annexe is supported by national and local policy, subject to other impacts which I address in the following sections.

Impact of the setting of the listed building and design

42. In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), it is the Council's statutory duty and obligation to have regard to the preservation and enhancement of such assets and their setting.
43. Policy CS1 of the Core Strategy sets out the Council's key planning objectives including the conservation and enhancement of the historic environment and built heritage. Policy CS9 states that proposals must be of a high quality design.

44. Policy ENV13 of the Local Plan 2016 states that proposals which protect, conserve and enhance the heritage assets of the Borough, sustaining and enhancing their significance and the contribution they make to local character and distinctiveness will be supported. Proposals that make sensitive use of heritage assets through regeneration, particularly where these bring redundant or under-used buildings and areas into appropriate and viable use consistent with their conservation, will be encouraged.
45. These criteria are consistent with Government policy set out in the NPPF. The NPPF is supported by the Planning Practice Guidance (PPG). The Historic England Good Practice Advice Note provides information to assist in implementing the policies in the NPPF and the guidance in the PPG.
46. The general approach to considering applications is set out in para. 132 of the NPPF, and states *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm or loss of a grade II listed building, park or garden should be exceptional"*.
47. The building that is proposed to be demolished is a 1920s house that was designed in the style of other estate buildings at Eastwell. It is modest both in terms of its scale and architecture. It is of some significance as a curtilage listed building, but it is clearly subordinate to the Manor which is the main listed building and it has a functional appearance, apart from some half-timbering to the external gable. It has some interest as a demonstration of how estate workers were accommodated, but the proposal to demolish the building will not in my view, result in substantial harm to Eastwell Manor.
48. Furthermore, the small amount of harm caused to the significance of the Manor can be justified to a degree by the provision of new hotel accommodation which will increase the revenue of the Hotel and which will then improve opportunities for improved maintenance and ongoing care. I am therefore satisfied that the proposal to demolish the Cottage and to replace it in principle with a building which will improve the overall long term future of the listed building, is therefore in compliance with the NPPF and Local Plan policy. A condition to record the building when it is demolished can be imposed.
49. Clearly, the design of the proposed replacement building is also a consideration in determining whether or not it is acceptable in terms of the impact on the setting of the listed building, and I turn to this next.

50. The NPPF attaches great importance to the design of the built environment and states that developments should respond to local character and history and reflect the identity of local surroundings and materials. Paras. 62, 63 and 64 seek to ensure high standards of design that help raise the standard of design more generally, and that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area. Policies CS9 of the Core Strategy, TRS17 of the Tenterden and Rural Sites DPD and SP6 of the Local Plan 2016 all support and promote high quality design.
51. The design of the new building as originally conceived was for a wholly contemporary approach, but on advice, this has been amended to be a mix of traditional and contemporary. It is proposed that the building is broken into two elements. It is intended that the western wing, which faces the car park, is a modern interpretation of the existing Mews building on the site. It will be constructed of soft red bricks with a slate pitched roof combined with regular openings into the eaves by dormer style projections constructed of aluminium.
52. The eastern wing which faces onto the open air swimming pool and landscaped gardens, is more contemporary and this draws inspiration from the ragstone walled garden adjacent to the site. It is proposed that a wall encapsulates a contemporary glazed pavilion to maximise light. It has a flat green roof, with balconies at first floor over the ground floor accommodation below. The large areas of glazing in this elevation will provide a pleasant engagement with the hotel grounds, and the sedum roof will help to soften the appearance.
53. The overall form of the proposed new building is an interesting mix of old and new, incorporating features from the listed building in terms of materials and features, as can be seen in the ragstone and castellated features on the east elevation. This is juxtaposed with a reference to the more modern Mews building on the site, in the western wing, with its pitched roof, dormer breaks in the roof and soft red bricks and roof slates. The overall form of the proposed new building is low and wide so as not to impact on the setting of the Manor House and to respect the horizontal nature of the built form that surrounds it. Although larger in footprint than the Cottage it would replace, it will be lower, and it would still therefore sit below the tops of the surrounding trees. The materials proposed will reflect the materials of the adjacent listed buildings and I am satisfied that the architectural quality of the building is appropriate in the context of the proximity to the listed buildings. It is important that the quality of the materials is high, so if planning permission is approved, it is intended that a condition will be included to require details of materials, as well as the finer detailing of the building.
54. The estate fencing is classic in style and is in keeping with the parkland setting of the Manor House. It will serve to define the access drive to the

House and other facilities and improve the overall appearance of the entrance. The works to the front of the Manor House involve removing all parking and the installation of a fountain in front of the main door, around which there will be a drop off circle for guests arriving by car. This will not only improve the appearance by removing any car parking, but it will also emphasise where the entrance point is, thus improving the existing situation immeasurably. The fountain at the entrance to a hotel is a particular feature of the new owner's branding, and in this case, it serves to make arriving at the entrance a much more grand event befitting to the House itself.

55. The proposals also include an increase in car parking which is primarily located to the front of the proposed annexe, as an extension to the existing car park. This does have the potential to affect the setting of the Manor House as it extends built development into the open parkland on the approach to the House. However, this has been carefully considered and does not extend beyond the remains of an old boundary wall to the south east, and nor does it project further forward than the front of the Manor House itself. It is also proposed to enhance the planting to the front of the parking area, with additional yew hedges and trees that are appropriate to a parkland setting. The materials for the parking area are proposed to be block paving, as is used in the existing parking area, and this is a much softer material than tarmac for example. Overall therefore, I am satisfied that the extended parking area will be suitably landscaped and will not affect the setting of the listed building.
56. In conclusion on these points, I am satisfied that the harm to the listed building is less than significant, and that the benefits of the new tourist accommodation for the listed Eastwell Manor as a whole justifies the removal of the curtilage listed Mansion Cottage, in accordance with para 134 of the NPPF. Furthermore, the low level of harm to significance can be offset by applying appropriate conditions for a level 2 building recording survey and for finishes of the building and parking area to be of a suitable quality. Furthermore, I am satisfied that the proposal will provide a high quality, well designed building that has a distinctive character, and is located and screened in such a way that it blends in with the existing landscape.

Impact of the development on the AONB

57. The whole of the Eastwell Manor estate lies within the AONB, in which priority is to be given to the preservation of the character of the landscape over other considerations. The Landscape Character Assessment 2011 for this area states that this area is characterised by parkland with isolated trees, which has been slowly eroded by grazing.
58. The buildings themselves lie within a heavily manicured landscape, which is largely man made, with the gardens and golf course to the southeast of the Manor House. The siting of the annexe building in a dip in the landscape near

the walled garden on a similar footprint to the existing cottage and associated buildings will ensure that the proposed building stays within the existing built form.

59. The Landscape Appraisal submitted with the application assessed the visible impact of the proposal from several viewpoints and found that it will not be visible from wider viewpoints. It found however, that once the Leyland Cypress hedge is removed from the site, it may be visible from the driveway to the west of the building and potentially in glimpses from the North Downs to the west of the site. The Appraisal concluded that views from the access drive and the west could be screened with new tree planting as outlined in the submitted Landscape Strategy. While in the shorter term the building and car park may be visible from the west, the planting of additional yew hedges and parkland trees will, in time, break up and screen the annexe and car park, even from the closer viewing points.
60. The AONB Unit was consulted on the application and agrees with the findings of the Landscape Appraisal that the site of the proposed building is well contained within the landscape and that views of the site of the proposed annexe accommodation and additional parking areas are relatively limited in the wider landscape. They also consider that the proposed materials of the new building are appropriate to the sensitive location within the AONB. They welcome the incorporation of a yew hedge to the front of the car park but add that some additional evergreen trees would help filter views of the development further. They also recommend planting to take place in the first planting season following completion of the development. This can be covered by condition.

Impact on the trees and the Tree Preservation Order

61. The proposed car park sits entirely within TPO/97/00017, and the Tree Survey that accompanied the application recommended the removal of the oak in the middle of the car park for safety reasons as it is in a poor condition. This allowed the rationalisation of the layout and additional spaces to be provided. The entrance to the car park has been located such that only one of the young lime trees needs to be removed.
62. The southwestern corner of the annexe sits within the TPO and the site is surrounded by established trees and hedges. The annexe will require the removal of the hedges and three trees, one of which is within the TPO. While the other trees are not within the TPO, they nevertheless contribute to the wider parkland setting of the hotel. However, the hedge is a Leyland Cypress which is not a species usually found in a parkland setting, and its removal might be regarded as an improvement long term to the parkland setting and the setting of the listed building. The planting of replacement native trees and yew hedging within the car park area will mitigate the loss of the three trees

covered by the TPO and the Leyland Cypress hedge, particularly in time, when the new planting is established.

Impact of the development in highway terms

63. Policy CS15 of the Core Strategy relates to transport impacts, and amongst other things states that development that would generate significant traffic movements must be well related to the primary and secondary road network and this should have adequate capacity to accommodate the development.
64. The site is accessed from an existing access onto the Faversham Road which is an A road with good sight lines, and this access already accommodates the traffic from the existing hotel, golf course and leisure centre. The proposed new building would generate a requirement for an additional 28 parking spaces, which can be adequately accommodated within the site. Although the proposals include a number of parking spaces over and above the number required by the new building, this is in order to rationalise parking across the site and improve the existing situation, including improving the setting of the listed building. I do not consider that this is significant in terms of traffic movements over and above the existing.
65. I have noted the comments of the Parish Council in respect of traffic calming, but in this instance, the impact of the development is not so great that it would justify such a course of action. It is also noted that KCC Highway Officers have no objection on highway impact or safety grounds. I will pass on the matter of improved signage to the applicant.

Archaeology and Heritage

66. The Heritage Assessment submitted with the application states that there is a small chance that there is evidence of the Jacobean house and gardens or the Pilgrim's Way route within the site. Furthermore, the grounds of the Manor are also covered by three Areas of Archaeological Potential.
67. KCC Archaeology was consulted on the application and notes the archaeological significance of the site and surroundings. They recommend a number of conditions to secure archaeological investigation and they are included in the recommendation.

Ecology

68. On consultation on the Ecology Appraisal submitted with the application, KCC Ecology advised that before planning permission could be granted, the applicant was required to carry out bat scoping surveys, emergence surveys and to submit details of any mitigation measures. This was relayed to the applicant, and I am informed that the surveys have now been completed and

evidence of one Pipistrelle bat was found. The updated report has been submitted and sent to KCC Ecology but at the time of writing this report, a formal response has not been received. In the circumstances, I recommend that planning permission is not granted until the surveys and mitigation measures have been formally approved by KCC Ecology. If this occurs prior to the Committee, I will update accordingly.

Drainage

69. Following consultation with the Council's Drainage Engineer, the applicant was asked to submit further information on the surface water management strategy. It can be seen from the Consultation section of my report that the Drainage Engineer is now satisfied that a policy compliant surface water management scheme could be achieved, subject to condition. That condition is included in my report and I am therefore satisfied that the drainage matter has been resolved.

Sustainable Construction

70. Policy CS10 of the Core Strategy requires developments of this scale in the urban area to meet sustainability targets in relation to BREEAM, reduce the CO2 emissions and to ensure that the resulting development is carbon neutral. The policy requires the development to achieve a BREEAM rating of excellent and a 2 energy credits. These requirements can be secured by a planning condition.
71. In light of the requirement to achieve carbon neutrality, it will also be necessary for the applicant to enter into a Section 106 Agreement to pay appropriate contributions to the Ashford Carbon Fund, should carbon neutrality through the building's design and construction and on site technologies, cannot be achieved. Appropriate contributions can only be made to the Council to offset the harm of the development.

Impact on Neighbours

72. There are no immediate neighbours and those in closest proximity are over 500 m away. It is considered unlikely therefore, that anyone will be affected by the proposed development in terms of noise, disturbance or general loss of amenity.

Planning Obligations

73. Regulation 122 of the Community Infrastructure Regulations 2010 says that a planning obligation may only constitute a reason for granting planning permission for a development if the obligation is:

- (a) necessary to make the development acceptable in planning terms,
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development

74. I recommend the planning obligations in Table 1 be required should the Committee resolve to grant permission. I have assessed them against Regulation 122 and for the reasons given consider they are all 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. Accordingly, they may be a reason to grant planning permission in this case.

Table 1

	Planning Obligation			Regulation 122 Assessment
	Detail	Amount(s)	Trigger Point(s)	
1.	Carbon Off-Setting Contribution Contribution for funding carbon savings (excluding infrastructure) based on the residual carbon emissions of the development set out in the approved energy performance certificate and quantified over 10 years	To be calculated using the shadow price of carbon set out in the Sustainable Design and Construction SPD	Payable on the occupation of the building	<p>Necessary in order to ensure the development is carbon neutral pursuant to Core Strategy policies CS1, and CS10 (C), the Sustainable Design and Construction SPD and guidance in the NPPF.</p> <p>Directly related as only carbon emissions from this development would have to be off-set.</p> <p>Fairly and reasonably related in scale and kind as off-setting would not be required in the absence of carbon emissions from this development and any payment is based on the amount of carbon dioxide to be offset.</p>
2.	Monitoring Fee Contribution towards the Council's cost of monitoring compliance with the	£250	Payment upon commencement of development	<p>Necessary in order to ensure the planning obligations are complied with</p> <p>Directly related as only costs</p>

	Planning Obligation			Regulation 122 Assessment
	Detail	Amount(s)	Trigger Point(s)	
	agreement or undertaking			<p>arising in connection with the monitoring of the development and these planning obligations are covered.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and the obligations to be monitored.</p>

Human Rights Issues

75. I have also taken into account the human rights issues relevant to this application. In my view the “Assessment” section above and the Recommendations below represent an appropriate balance between the interests and rights of the applicant (to enjoy his land subject only to reasonable and proportionate controls by a public authority) and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties).

Working with the applicant

76. In accordance with paragraphs 186 and 187 of the NPPF Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner as explained in the note to the applicant included in the recommendation below.

Conclusion

77. The principle of the development is supported in national and local plan policy in terms of the benefits to tourism and the economy in the Borough. Planning permission has previously been granted for an annexe within the grounds of Eastwell Manor so the principle of additional hotel accommodation has been accepted.
78. The proposal to demolish the building will not result in substantial harm to Eastwell Manor which is a Grade II listed building and furthermore, the harm caused to the significance of the Manor can be justified to a degree by the provision of new hotel accommodation which will increase the revenue of the Hotel and which will then improve opportunities for improved maintenance and ongoing care. The design of the proposed new building is contemporary overall but takes clear reference from the Mews building and the Manor itself. The proposal will result in a high quality and well designed building that is appropriate in its setting.
79. The limited visual impact on the AONB can be mitigated in the long term by the planting of additional native species that are more appropriate to this parkland setting.
80. The loss of the three trees covered by the TPO on the site will be mitigated by the planting of additional native species.
81. Parking provision is acceptable. There will be limited impact on the surrounding highway network which is of a standard to accommodate the additional traffic. The existing access gate is safe in highway terms.

82. The matters raised by KCC Archaeology can be covered by condition as advised.
83. In terms of ecology, the bat surveys remain outstanding at the time of writing the report, so the following recommendation will include the recommendation that planning permission is not issued until the bat surveys are submitted and they, together with the mitigation measures proposed, have been approved by KCC Ecology. If they are received by the time of the Committee, Members will be updated accordingly.
84. Surface water drainage details can be adequately covered by condition.
85. There would be no impact on neighbours.
86. A Section 106 agreement is required in order to make the development acceptable and mitigate the impact of the development in terms of a Carbon Off-setting contribution. In all other respects, the proposal is compliant with the policies of the Development Plan.

Recommendation

- (A) Subject to the applicant first entering into a section 106 agreement/undertaking in respect of planning obligations related to**
 - a. Policy CS10 BREEAM contribution**
 - b. Monitoring fee**

as detailed in table 1, in terms agreeable the Head of Development Strategic Sites and Design or the Development Control Managers in consultation with the Director of Law and Governance, with delegated authority to either the Head of Development Strategic Sites and Design or the Development Control Manager to make or approve minor changes to the planning obligations and planning conditions, as they see fit.s
- (B) Subject to the approval of the Bat Surveys and a Mitigation Strategy for Bats on the advice of Kent County Council Ecological Advice Service.**
- (C) Permit**

Subject to the following conditions and notes:

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. Prior to the commencement of the construction of the hotel annexe hereby approved, 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 and the development shall be carried out using the approved external materials.

Reason: In the interests of visual amenity.

3. Prior to any construction above ground level, unless specified to the contrary, the relevant details set out below shall be submitted to and approved in writing by the Local Planning Authority and, thereafter development shall only be carried out in accordance with the approved details unless agreed otherwise by the Local Planning Authority in writing. Where relevant, the following details should be provided on drawings at an appropriate scale of 1:50 (where detail needs to be considered contextually related to a façade) and at 1:20 in other cases:-

(a) full details of glazing and external doors, including all external joinery and framing methods and external colour (1:20),

(b) 1:20 horizontal and vertical cross sections through typical sections of each of the facades sufficient to show the relationship between the façade and those elements of detail to be embedded within the façade as well projecting from it (such as the extent of recessing of glazing and doors in openings created in the façade, the consequential treatment of window reveals, the details of cills and the extent of projecting elements from the façade),

(c) 1:100 elevation detailing the locations of all expansion joints in facades.

(d) prior to installation - Details of any plant or machinery proposed on the roof and associated screens,

(e) prior to installation - Details of any satellite dishes or antenna,

(f) prior to installation - Details of rainwater goods, eaves, fascia and entrance canopies (including materials and finish, details of any supporting posts and related brick plinths and roofing materials),

(g) prior to installation - details of vents, louvres, extractor vents, external pipes, meters etc.

(h) prior to installation - 1:50 scale details of the parapet capping,

(i) prior to installation - Details of external entrance steps, handrails and balustrades

(j) mortar colour(s) and detailing

Reason: Further details are required to ensure that the external appearance and fine detailing are of an appropriate high quality.

4. The Landscaping Strategy and planting plans shown on drawings 2471/17/B/3, 2471/17/B/4 and 2471/17/B/5 submitted with the application shall be carried out in accordance with the Strategy with the exception of the planting timetable which shall be submitted for approval within 6 months of commencement of development.

Reason: In order to protect and enhance the amenity of the area and to ensure that the approved planting scheme is implemented as soon as possible after development commences.

5. In this condition a “retained tree or shrub” is an existing tree or shrub 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/commencement of use of the approved development) for its permitted use.

a, No retained tree or shrub shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the LPA. All tree works shall be carried out in accordance with BS3998 Recommendations for Tree Work).

b, If any retained tree or shrub is cut down, uprooted, 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 LPA.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

6. The approved development shall be carried out in such a manner as to avoid damage to the existing trees, including their root systems, and other planting to be retained by observing the following:

(a) All trees to be preserved shall be protected during any operation on site by temporary fencing in accordance with the approved Tree Protection Plan and any approved Arboricultural Method Statement to the satisfaction of the Local Planning Authority. Such tree protection measures shall remain throughout the period of construction

(b) No fires shall be lit within the spread of branches or downwind of the trees and other vegetation;

(c) No materials or equipment shall be stored within the spread of the branches or Root Protection Area of the trees and other vegetation;

(d) No roots over 50mm diameter shall be cut, and no buildings, roads or other engineering operations shall be constructed or carried out within the spread of the branches or Root Protection Areas of the trees and other vegetation;

(e) Ground levels within the spread of the branches or Root Protection Areas (whichever the greater) of the trees and other vegetation shall not be raised or lowered in relation to the existing ground level, except as may be otherwise agreed in writing by the Local Planning Authority.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

7. All existing hedges or hedgerows shall be retained, unless shown on the approved drawings as being removed. All 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 written 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 in writing with the Local Planning Authority.

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

8. All trees planted shall be protected against stock and rabbits when planted in accordance with details that shall have been previously agreed in writing with the Local Planning Authority and such protection shall be maintained at all times.

Reason: In the interests of good forestry and amenity.

9. No development shall commence until plans and particulars of a sustainable drainage system for the disposal of the site's surface water by the Local Planning Authority based on the principles outlined within the Flood Risk Assessment and Drainage Strategy Report by Considine (Dated 6th June 2017).

The final drainage plan and strategy for the scheme will be approved by Ashford Borough Council to ensure that surface water runoff from the site is

being dealt with appropriately. The final surface water design should be in accordance with Ashford Borough Council's Sustainable Drainage SPD.

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.

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 or in light of systems failure (Designing for exceedance) including appropriate mitigation measures and emergency response procedures. Evidence should be provided demonstrating that the surface water system is capable of accommodation rainfall up to the critical climate change adjusted 1:100 scenario (40% CC allowance).

Surface water runoff generated by the site should be dealt with within the application boundary via suitable methods approved by Ashford Borough Council.

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).

Where infiltration methods are to be proposed, test results should be provided and undertaken in accordance with requirements from BRE Digest 365, with test locations identified.

No drainage systems for the infiltration of surface water drainage into the ground should occur without the express written consent of Ashford Borough Council.

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.

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.

10. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that historic building features are properly examined and recorded.

11. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic landscape assessment 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 in accordance with NPPF

12. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification 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.

13. No works that may affect bats shall be commenced until a mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. All works shall then proceed in accordance with the approved strategy unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the existing population of bats and to improve the habitat for bats on the site.

14. The area shown on drawing number 08327-A-L-(00)-X-0245 P1 as vehicle parking, loading, off-loading and turning space, shall be paved and drained in accordance with details submitted to and approved in writing by the Local Planning Authority before the use is commenced or the premises occupied and shall be retained for the use of the occupiers of, and visitors to, the premises, and no permanent development, whether or not permitted by Town and Country Planning (General Permitted Development) Order 1995 and Town and Country Planning (General Permitted Development) (Amendment)

(No 2) (England) Order 2008 (or any Order revoking and re-enacting those Orders), shall be carried out on that area of land or in such a position as to preclude its use.

Reason: Development without provision of adequate accommodation for the parking, loading, off-loading and turning of vehicles is likely to lead to such activities inconvenient to other road users

15. Prior to works commencing on site, details of parking for site personnel as well as details of loading and turning areas for construction traffic shall be submitted to and approved in writing by the Local Planning Authority and thereafter shall be provided and retained throughout the development. The approved parking, loading and turning areas shall be provided prior to the commencement of development.

Reason: To ensure provision of adequate parking, loading and turning facilities for vehicles in the interests of highway safety and to protect the amenities of local residents in accordance with policy.

16. No work shall be carried out on site for the development hereby approved until a detailed management plan for reducing construction waste during the building process in the form of site management, waste management and project design and planning has been submitted to and approved in writing by the Local Planning Authority. The approved waste management plan shall be implemented throughout the period of work on site.

Reason: In the interests of minimising, reusing and recycling waste during demolition and construction having regard to Policy EN1 of the Local Plan.

17. The development 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 site (e.g. as a result of departure from the plans hereby approved and/or the terms of this permission).

Reason: In the interests of ensuring the proper planning of the locality and the protection of amenity and the environment, securing high-quality development through adherence to the terms of planning approvals, and ensuring community confidence in the planning system.

18. The development shall be carried out in accordance with the plans listed in the section of this decision notice headed Plans/Document 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.

Notes to Applicant

1. 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.
2. 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 applicant/agent was updated of any issues after the initial site visit,
- was provided with pre-application advice,
- The applicant was provided the opportunity to submit amendments to the scheme/address issues.
- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

Background Papers

All papers referred to in this report are currently published on the Ashford Borough Council web site (www.ashford.gov.uk) . Those papers relating specifically to this application may be found on the [View applications on line](#) pages under planning application reference 17/00548/AS.

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