



## Planning Committee

Notice of a Meeting, to be held in the Council Chamber, Civic Centre, Tannery Lane,  
Ashford, Kent TN23 1PL on Wednesday, 19<sup>th</sup> July 2017 at 7.00 pm.

The Members of this Committee are:-

Cllr. Burgess (Chairman)

Cllr. Link (Vice-Chairman)

Cllrs. Bennett, Mrs Blanford, Bradford, Buchanan, Clarkson (ex officio), Clokie, Dehnel,  
Farrell, Galpin, Heyes, Hicks, Krause, Murphy, Ovenden, Pickering, Waters.

If additional written material is to be submitted to the Planning Committee relating to any report on this Agenda, this must be concise and must be received by the Contact Officer specified at the end of the relevant report, and also copied to [Planning.help@ashford.gov.uk](mailto:Planning.help@ashford.gov.uk), before 3pm on the day of the Meeting so that it can be included or summarised in the Update Report at the Meeting, otherwise the material will not be made available to the Committee. However, no guarantee can be given that all material submitted before 3pm will be made available or summarised to the Committee, therefore any such material should be submitted as above at the earliest opportunity and you should check that it has been received.

## Agenda

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Nos.

1. **Apologies/Substitutes** – To receive Notification of Substitutes in accordance with Procedure Rule 1.2(iii) and Appendix 4.
2. **Declarations of Interest:-** To declare any interests which fall under the following categories, as explained on the attached document: 1
  - a) Disclosable Pecuniary Interests (DPI)
  - b) Other Significant Interests (OSI)
  - c) Voluntary Announcements of Other InterestsSee Agenda Item 2 for further details
3. **Minutes** – to approve the Minutes of the Meeting of this Committee held on the 21<sup>st</sup> June 2017, subject to noting that Councillor Murphy was **not** present
4. Requests for Deferral/Withdrawal

**Note to Members of the Committee:** The cut-off time for the meeting will normally be at the conclusion of the item being considered at 10.30pm. However this is subject to an appropriate motion being passed following the conclusion of that item, as follows:

“To conclude the meeting and defer outstanding items of business to the start of the next scheduled Meeting of the Committee”.

## Part I – Information/Monitoring Items

None for this Meeting

## Part II – For Decision

### 5. Schedule of Applications

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|-----|--|-----|
| (a) | 17/00303/AS - Land south of railway line and west of, Pluckley Road, Charing, Kent - Outline planning application for up to 245 dwellings (including 35% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area (LEAP and MUGA), balancing ponds, vehicular access point from Pluckley Road and associated ancillary works. All matters reserved with the exception of the means of access onto Pluckley Road | 1.1 |
| (b) | 16/01090/AS - Land West of Shrubcote and South West of, Appledore Road, Tenterden Kent - Erection of four detached dwellings, with associated landscaping, provision of new accesses onto Shrubcote Road and Appledore Road with private parking, and provision of a sustainable drainage system, and other ancillary works  | 2.1 |
| (c) | 16/00751/AS - Breton Court, Grange Road, Tenterden, Kent TN30 6EE - Demolition of the west wing involving the loss of 3 bedrooms and the erection of a detached building and associated works to accommodate 24 bedrooms for use in conjunction with the existing care home  | 3.1 |
| (d) | 17/00548/AS - Eastwell Manor Hotel, Ashford, TN25 6HR - 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   | 4.1 |
| (e) | 17/00549/AS - Eastwell Manor Hotel, Ashford, TN25 6HR - Listed Building Consent for the removal of Mansion Cottage   | 5.1 |
| (f) | 16/01512/AS - Land between Hinxhill Road and Hythe Road, Willesborough, Kent - Outline planning application with all matters reserved, except 'access' for a new link road to the rear of the William Harvey Hospital from the A20 and up to 207 dwellings together with associated open space, play equipment, landscaping, drainage, infrastructure and earthworks   | 6.1 |
| (g) | 17/00713/AS - Civic Centre and Stour Centre Car Park, Tannery Lane, Ashford, Kent - Construction of a taxi layby within the South Park Car Park, and replacement parking spaces to offset those removed for the new layby  | 7.1 |

- (h) 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 8.1
- (i) 17/00937/AS - Land rear of 12 to 16 Jubilee Field, Wittersham, Kent - Erection of 4 No. 3 bedroom semi-detached dwellings for local needs - Resubmission of application 15/00579/AS 9.1

**Note for each Application:**

- (a) Private representations (number of consultation letters sent/number of representations received)
- (b) The indication of the Parish Council's/Town Council's views
- (c) Statutory Consultees and Amenity Societies (abbreviation for consultee/society stated)

Supports 'S', objects 'R', no objections/no comments 'X', still awaited '+', not applicable/none received '-'

**Note on Votes at Planning Committee Meetings:**

At the end of the debate on an item, the Chairman will call for a vote. If more than one motion has been proposed and seconded, the motion that was seconded first will be voted on first. When a motion is carried, the Committee has made its determination in relation to that item of business and will move on to the next item on the agenda. If there are any other motions on the item which have not been voted on, those other motions fall away and will not be voted on.

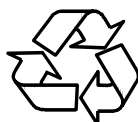
If a motion to approve an application is lost, the application is not refused as a result. The only way for an application to be refused is for a motion for refusal to be carried in a vote. Equally, if a motion to refuse is lost, the application is not permitted. A motion for approval must be carried in order to permit an application.

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RR/AEH  
11<sup>th</sup> July 2017

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Queries concerning this agenda? Please contact Rosie Reid:  
Telephone: 01233 330565 Email: [rosie.reid@ashford.gov.uk](mailto:rosie.reid@ashford.gov.uk)  
Agendas, Reports and Minutes are available on: [www.ashford.gov.uk/committees](http://www.ashford.gov.uk/committees)



**Declarations of Interest (see also “Advice to Members” below)**

- (a) **Disclosable Pecuniary Interests (DPI)** under the Localism Act 2011, relating to items on this agenda. The nature as well as the existence of any such interest must be declared, and the agenda item(s) to which it relates must be stated.

A Member who declares a DPI in relation to any item will need to leave the meeting for that item (unless a relevant Dispensation has been granted).

- (b) **Other Significant Interests (OSI)** under the Kent Code of Conduct as adopted by the Council on 19 July 2012, relating to items on this agenda. The nature as well as the existence of any such interest must be declared, and the agenda item(s) to which it relates must be stated.

A Member who declares an OSI in relation to any item will need to leave the meeting before the debate and vote on that item (unless a relevant Dispensation has been granted). However, prior to leaving, the Member may address the Committee in the same way that a member of the public may do so.

- (c) **Voluntary Announcements of Other Interests** not required to be disclosed under (a) and (b), i.e. announcements made for transparency reasons alone, such as:

- Membership of outside bodies that have made representations on agenda items, or
- Where a Member knows a person involved, but does not have a close association with that person, or
- Where an item would affect the well-being of a Member, relative, close associate, employer, etc. but not his/her financial position.

[Note: an effect on the financial position of a Member, relative, close associate, employer, etc; OR an application made by a Member, relative, close associate, employer, etc, would both probably constitute either an OSI or in some cases a DPI].

**Advice to Members on Declarations of Interest:**

- (a) Government Guidance on DPI is available in DCLG’s Guide for Councillors, at [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/240134/Openness\\_and\\_transparency\\_on\\_personal\\_interests.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/240134/Openness_and_transparency_on_personal_interests.pdf)
- (b) The Kent Code of Conduct was adopted by the Full Council on 19 July 2012, with revisions adopted on 17.10.13, and a copy can be found in the Constitution at <http://www.ashford.gov.uk/part-5---codes-and-protocols>
- (c) If any Councillor has any doubt about the existence or nature of any DPI or OSI which he/she may have in any item on this agenda, he/she should seek advice from the Corporate Director (Law and Governance) and Monitoring Officer or from other Solicitors in Legal and Democratic Services as early as possible, and in advance of the Meeting.