

Application Number	17/00258/AS
Location	Land rear of Rose Cottage Farm, North Street, Biddenden, Kent
Grid Reference	84944 / 38947
Parish Council	Biddenden
Ward	Biddenden
Application Description	A Hybrid Application comprising a full application for the erection of 45 dwellings, of which 35% are affordable, access and associated works, and an outline application for the erection of a B1 office building with design, scale and massing as reserved matters.
Applicant	Millwood Designer Homes Limited Bordyke End, East Street, Tonbridge, Kent TN9 1HA
Agent	Peter Court Associates Cleaveland, Chart Road, Chart Sutton ME17 3RB
Site Area	5.15 hectares

Introduction

1. The application is reported to the Planning Committee because this is a major residential development.

Site and Surroundings

2. The site is located on the western side of North Street (A247) to the north of Mansion House Close at the northern edge of the settlement of Biddenden. Biddenden itself lies between the larger settlements of Ashford to the east, Tunbridge Wells to the west, Maidstone to the north and smaller rural towns of Tenterden to the south, Cranbrook to the West and Headcorn to the north.
3. The site lies to the rear of properties sited on the western side of North Street which comprise of low density, loose knit ribbon development at the northern fringes of the settlement.

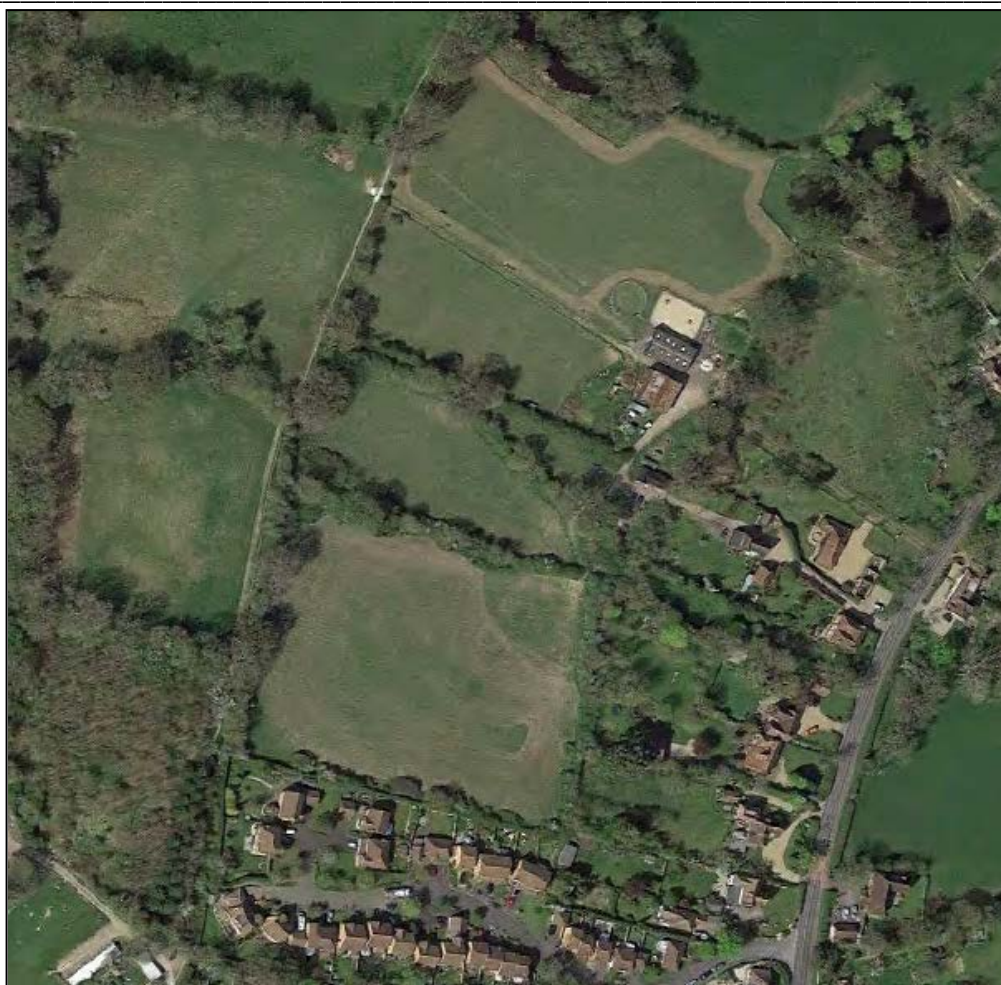


Figure 1: Aerial Photograph

4. Immediately south are properties in Mansion House Close, a cul-de-sac of higher density residential properties of mixed style and character, predominantly two-storey houses including some bungalows.
5. The site comprises five field parcels in mixed agricultural and equestrian use, adjoins woodland at its south-western corner and open countryside to the west and north. The farm buildings are adjacent to the rear boundary of The Barn beyond the pond and there are tracks cutting through the countryside and connecting the farm to North Street.
6. The field boundaries have trees and hedgerow running east-west across the site with a pond within the hedgerow in the middle of the site. There are also existing hedgerows and trees along the site boundaries.
7. The site slopes from north east to south west with the lowest part of the site being located within the south west corner.
8. There is an existing public right of way (AT10) adjacent to the western boundary of the developed land providing a link to the centre of Biddenden.

Proposal

9. This is hybrid application for full planning permission for 45 residential units to the rear of buildings fronting North Street and north of the dwellings in Mansion House Close and an outline planning permission for a B1(a) office use south of the access road from North Street, which would be created to the north of The Barn.



Figure 2: Site Layout

10. The boundary to the public right of way (PROW) and southern and eastern boundaries would have enhanced planting and buildings set away for a buffer. There would be a connection to the public footpath near the southern part of the site.
11. The existing access from North Street would be used and would be realigned and narrowed with feature gate and a swale would run along the spine road. This would lead onto a shared surface and loop road. To delineate the driveways, parking and private areas there would be a change in the surface material.
12. Many of the existing trees on the site would be retained and there would be additional planting within the site and a pond in the south west corner. There would be a ribbon of undeveloped land along the former field boundary with an area of open space and an amphibian underpass.

13. There would be an ecology mitigation area and sustainable drainage system (SuDS) scheme on the opposite side of the PROW.
14. The indicative drawings for the office shows a barn-like building in terms of its form and appearance.
15. Parking has been arranged either in front of dwellings and garages or in three parking courts set back from the road.
16. There are irregular shaped plots with building set at angles and staggered building lines. Most buildings have a set back from the road frontage. All of the buildings would be two storeys in height with one 2.5 storey building. There would be a mix of pitched roof forms and house types some chimneys and entrance door canopies to create a varied streetscene. The design incorporates traditional architectural detailing.
17. The palette of materials would be traditional with brick, clay roof tiles, natural slate, tile hanging, weatherboarding, traditional style windows and doors.





Figure 3: Street scenes

18. The affordable units would be located in the south eastern corner of the site, with a mix of units and tenures unit 20 would be fully wheelchair compliant.

19. The housing mix would comprise:

	Market	Affordable	Total
1 Bed Apartments	0	4	4
2 Bed House	1	7	8
3 Bed House	12	5	17
4 Bed House	10	0	10
5 Bed House	5	0	5
6 Bed House	1	0	1
Totals	29	16	45

20. Car parking would comprise:

	Total
Allocated carport	19
Allocated open space	54
Unallocated open space	2
Allocated tandem space	13
Visitor parking	16
Office parking	12
Total	116

21. The following amendments have been secured:

- Proposed community building redesigned as office unit, parking re-configured and screened from highway by brick wall.
- Visitor parking relocated adjacent to plot 5, reduction in tandem parking.
- Increased street frontage to open space with plots 10 and 11, 36 and 37 and 42 to 44 now fronting this open space.

- Plots 10 - 45 amended to suit revised layout. Please refer to detailed unit types and site layout plan for details.
 - Road to southern part of site amended to create loop road. Units brought closer to this road to create enclosure.
 - Affordable units more evenly distributed throughout the site, rather than in two areas.
 - Large exposed parking courts to front of units removed, these are now set back and screened from street scene.
 - Reduction of parking courts throughout the site
 - Inclusion of swale throughout the site and larger pond to the south western corner of the site creating amenity space for residents.
22. In support of the application, the following has been submitted and applicant has provided these summaries:
23. Ecology - The proposed development site is dominated by low-quality great crested newt (GCN) terrestrial habitat, with areas of medium and high-quality habitat present. An 'exceptional' population of great crested newts is present within the Zone of Influence of the proposed development. Hazel dormouse, slow worm and grass snake are present on-site. Suitable bat roosting, foraging and commuting habitat, and bird nesting habitat, is also present.
24. Most site boundary habitats and internal field boundary hedgerows would be retained and protected. Physical impacts to hazel dormouse, bat and nesting bird habitat have been avoided or minimised through wildlife-sensitive master planning. Only one tree with suitability for roosting bats would need to be removed to facilitate development. Wherever possible, the master planning process minimised impacts upon the north-east field, which supports reptiles, as well as high and moderate-quality great crested newt terrestrial habitats.
25. About 1.1ha of compensatory great crested newt habitat would be provided within a field west of the proposed development. This area would include a SuDS pond. These compensatory habitats would create a new, high-quality habitat corridor for great crested newts and a net enhancement for hazel dormice, great crested newts, foraging bats and nesting birds, and would ensure that impacts upon reptile habitat are adequately compensated. A bat-sensitive lighting scheme would be delivered on the proposed development site.

26. Following comments from KCC's Ecological Advice Service the Ecological Impact Assessment report was updated to address relevant points raised within the KCC response. Namely:
- Location and options for amphibian underpasses;
 - An assessment of occupation stage risks to ponds, and pond protection measures; and
 - Confirmation that the bat survey results would be submitted as additional information. As stated in the conclusion section of the attached report, the fact that the bat survey is not yet complete is not an obstacle to grant of planning.
27. Trees - A total of 76 individual trees, 16 groups and 4 hedges have been surveyed these were of mixed quality. C grade trees were the most common surveyed, with 'A' grade trees being far fewer in number, but still being present and important on the site.
28. An Arboricultural Impact Assessment (AIA) has been produced to guide the development of the site layout to retain existing trees where possible and minimise impacts upon them. A Tree Protection Plan (TPP) and guidance for an Arboricultural Method Statement (AMS) have also been produced.
29. 6 'C' grade trees, 2 'C' grade groups and a section of 5 'C' grade groups would be removed to facilitate the development. In addition, 2 'U' grade trees would be removed for arboricultural management. Extensive replacement planting would be undertaken as part of the landscape masterplan.
30. No foundations are required within the root protection areas (RPAs) of any retained tree, except for one tree; T50, for the construction of the garage of Plot 45, where specialist foundations and AMS would be required.
31. New hard surfacing for the access roads parking areas would be required within the RPAs of T14, T23 and G8, while a new footpath would be required within the RPA of T67. This would be achieved by using a minimal depth excavation method and topped with a permeable surface.
32. Where the new access road runs within the outer RPA of T14 the encroachment would be very minor. The excavations would be carried out under arboricultural supervision and root pruning undertaken where appropriate and necessary. As the encroachment would be very minor the road would be constructed using standard materials and methodology.

33. An arboricultural method statement and supervision works would also be required for works within the RPA of T23, to construct a boundary wall between the proposed community facility and Plot 1. Also, works would be required within the RPAs of T18, T51, T52, T57, T68, T70, part of G8, G10 and G13 and two remote trees in the far north-western corner of the site which are part of a field boundary group), where the proposed drainage layout is shown. In addition to the above, a method statement and supervision works would be required for works to all of the existing ditches within the site.
34. Minor pruning works would be carried out to the crowns of T19, T67, G8, G9 and G13 to allow the erection of scaffolding around the new buildings.
35. Landscape - The *visual appraisal* concludes that the proposed development would have a small visual envelope. Potential adverse visual effects of the proposed development were identified from a small number of residential properties located immediately to the south (Mansion House Close) and east (those to the west of North Street). Views from both sets of these properties are mitigated by boundary vegetation within the site which would be reinforced. This vegetation, combined with existing garden planting to the rear of these properties and within the site would interrupt views and soften the visual impact of new built development.
36. Views of the proposed development would be gained from the public footpath (AT10) which runs immediately alongside the western boundary of the site. Boundary vegetation here would be reinforced where necessary as part of the wider landscape design for the site. Views towards the proposed residential development from the wider public right of way network to the north (AT9 and the northern part of AT10) and to the west (AT2) of the site are prevented by intervening vegetation.
37. The site is not protected by any statutory or non-statutory *landscape character* designations. The boundary of the High Weald AONB is located approximately 2.8km to the south-east. The site is close to the Biddenden Conservation Area and a number of other Grade II Listed Buildings. The appraisal concludes that the proposed development would have no direct, adverse impact upon the landscape settings of these heritage assets.
38. The proposals would introduce new development within the 'Biddenden and High Halden Farmlands' LCA, as defined in the Ashford Landscape Character Assessment (2009). Judged in relation to this broad-scale area, the changes to its character that would be brought about by the new development is assessed to be neutral.
39. Flooding - The development site is in Flood Zone 1 as indicated by the Environment Agency Flood Map, meaning an area having a low annual

probability of flooding from river sources. Other flood sources have been assessed – surface water/overland flow, sewers, groundwater, overland flow and artificial. This site is at 'Low Risk' of flooding as there are identified narrow overland flow routes that flow through the site's ditches in the 'extreme' storm, meaning that the site is not affected. The proposed dwelling units would be set 0.15m above ambient ground levels: no flood mitigation measures are needed or proposed.

40. SuDS (sustainable drainage) - the surface water drainage strategy utilises a SuDS pond which would restrict flows to the existing greenfield runoff rate of 5.6 litres/second. This pond's capacity would store the water volume in the critical storm. The foul drainage from all but two dwellings would be routed into the foul sewerage network by gravity (with permission from Southern Water). A small pumping station would be needed for units 41 and 45.
41. Transport Statement - Based on a robust TRICS analysis, the proposed development is likely to generate around 26 additional trips in the morning peak hour (0800 – 0900) and an additional 26 in the PM peak hour (1700 – 1800). Given the existing flows on North Street, this small increase in traffic can be accommodated without an adverse impact. The proposed access would be laid out to Manual for Streets1 and Design Manual for Roads and Bridges with visibility splays of 2.4m x 120m to reflect the existing speed limit of 40mph along North Street.
42. There are some local shops and amenities within the vicinity of the site giving easy access to the new residents of the proposed development. Car parking and cycle parking provision on site would meet Ashford Borough Council and Kent County Council Parking Standards. As mitigation, it is proposed to extend the 30mph speed limit northwards along North Street with a village gateway traffic calming feature. A pinch point would also be added between the existing location of the 30mph limit and the new 30mph limit to enforce the proposed speed restriction extension. There are bus stops within the village centre that are within walking distance of the site. A new pedestrian crossing point would be provided for pedestrians crossing the road as part of Policy S27. The applicant would consult with the Parish Council prior to submitting any details
43. The road would be privately maintained. It is acknowledged that on occasions residents do park in front of their houses rather than in their allocated off street parking spaces, the use of signage controls and barrier landscape design would resolve the concern about parking in front of plots 1-5. To encourage parking in safe designated spaces to the rear of these properties. All these properties have both front and rear access to assist with pedestrian permeability.

44. Parking provision for plots 15/16/17 would not be too remote and would reduce the impact of the car on the streetscene. Furthermore these properties have rear gated access into their gardens for alternative routes into the dwellings.

Planning History

45. No relevant planning history.
46. Part of the site is a draft allocation in the Ashford Local Plan 2030 under policy S27 for up to 45 units including, a community building. The new Local Plan currently carries little weight in decision making, however, the draft allocation of this area is a material consideration.

Consultations

Ward Members: The Ward member is not a member of the Planning Committee

Biddenden Parish Council: object and have raised the following matters:

- alternative scheme preferred for 25 units
- pedestrian safety
- highway safety
- sewerage capacity
- surface water flooding risk

They have requested a planning contribution for the delivery of a multi-purpose trail around Gordon Jones playing field.

Re-consultation – object, and have raised these additional matters:

- allocated and visitor parking not close to units

Environment Agency: no comment as the application falls outside our remit as a statutory planning consultee

Natural England: no objection, the proposal is unlikely to affect any statutorily protected sites or landscapes

KCC Highways and Transportation: initially advised that the following information was required:

- a plan showing the extent of the intended adoptable public highway
- shared space and vehicular/pedestrian movements
- vehicle parking provision conforms to SPD
- parking courts to serve plots 1 to 5 and 11 and 12 result in long carry distances and on street car parking
- visitor parking spaces should be more evenly distributed
- the south west turning head would become obstructed
- overhang of refuse freighter would be over highway/service strip/private land

- clarification on the servicing of the south east corner of the site for waste collection
- highway improvement would be delivered by the developer are found within an appendix of the transport statement
- adequate visibility splays can be achieved without this highway improvement scheme

Re-consultation – no objection, subject to conditions

- as this would be a non-adopted highway privately maintained planting/set back footways/drainage elements as oppose to a defined area of adoptable public highway with a wider palette of materials can be used
- there is a risk of on-street parking, however, this would not warrant refusal

KCC SuDS: no objection, as this would match current greenfield outfall rates, subject to conditions

- Any works that have the potential to affect existing watercourse or ditch's ability to convey water will require the formal written consent of KCC
- evidence that the riparian owner of the receiving watercourse has agreed to all works and a specification for the responsibilities of each party

Re-consultation – no further comments

KCC developer contributions: no objection, subject to a contribution to additional bookstock

KCC Education: no objection subject to the following planning contribution:

- primary education extension at John Mayne CE
- secondary education Phase 1 extension of Norton Knatchbull

KCC Rights of Way Officer: no objection, as public right of way AT10 that passes adjacent to the site would be unaffected. A planning contribution of £20,000 was sought for new surfacing for the public footpath.

Re-consultation - Following a review £10,000 would allow the works to be completed.

Housing Strategy Manager: no objection, subject to the affordable homes being of the same design and quality standard as the market housing and the tenure would comprise nine for affordable rent nine for shared ownership.

Re-consultation – no objection to the 16 affordable homes and suggests a tenure mix

KCC's Ecological Advice Service: initially advised that additional information is required showing amphibian crossing structures, protection of ponds and bat emergence surveys.

Re-consultation - The updated information clarified these previous concerns and were satisfied that the outlined measures and ecological enhancements are appropriate and achievable, subject to recommended conditions.

KCC's Senior Archaeological Officer: The site of the application lies in a broad area of archaeological potential associated with prehistoric activity and post medieval activity. So a condition is recommended.

Project Delivery Engineer (Drainage): no objection subject to conditions, to ensure that the existing unmanaged drainage ditch system could be utilised as part of the detailed drainage design, the swale on the entrance road of the site would not cause conflict with the proposed planting scheme, there is adequate surface water storage onsite and the discharge rate is acceptable.

Re-consultation - It is noted that highways and surface water sewer system would be kept private. So clear responsibilities for ownership of the SuDS system would be required for its maintenance.

Environmental Services: no objection, subject to a condition regarding and acoustic assessment with suitable scheme of mitigation for the community building. Re-consultation – noise assessment no longer applicable, public health concerns regarding sewerage capacity and suggest a condition for the pumping station.

Culture and the Environment (Open Space): no objections and have made the following comments:

- close to the threshold to provide informal/natural open space on site and a requirement of new Local Plan policy;
- 0.22ha required under the Public Green Spaces and Water Environment SPD;
- a commuted sum for the necessary open space required to be provided off site;
[HDSS&D comment: this shall be provided through the multi-function trail path]
- the majority of the open spaces indicated on the Indicative Landscape Masterplan would not count towards the public open space requirement as subdivision of informal public open space is not acceptable
- Play provision at Cheeselands play area requires improvement from additional usage
[HDSS&D comment: the off-site capital contribution would not cover the cost of the project, therefore, affecting deliverability]

Re-consultation - The proposed public access between properties 30 and 31 is acceptable; a further access point should be provided opposite property 41, to improve the permeability of the northern half of the site

[HDSS&D comment: This would require the north–south connectivity for dormice along the western boundary to be broken and would need to be unlit, to provide the dark corridor for bats and dormice on the western boundary.]

Streetscene: no objection, the planned waste collection provisions are satisfactory. However, separate bins for general (180lt), recycling (240lt) and food (caddy) waste need to be accommodated at each property.

Re-consultation –

- the design would allow for kerbside placement of bins.
- the swept path analysis assumes that no vehicles would be parked on the road. If this occurs then some properties would be inaccessible, the vehicle parking spots noted may mitigate this.
- as a private road, an indemnity needs to be in place prior to the commencement of waste collections.

Southern Water: treatment capacity is not available to serve the development and recommend refusal.

Re-consultation –

- a temporary measure is to be implemented to allow sufficient drainage for the proposed development site and improvements are planned to provide for treatment capacity and request a condition
- Biddenden Wastewater Treatment Works located approximately in less than 100m of the proposed site, so there could be odours

Council for the Protection of Rural England (CPRE) Kent: have made the following comments:

- allocated in new Local Plan
- concentration of affordable housing
- need for community building

Weald of Kent Protection Society: supports the application and has made the following comments:

- allocated in new Local Plan
- provide smaller affordable units
- overall layout of the site looks reasonable
- internal layout of the units could be improved
- prefer lower, less overbearing roof heights
- impact on sewerage, drainage and surface water run-off
- traffic-calming measures
- need for community building

Ramblers' Association, Kent Area: initially objected as there should be a second connection to the PROW and improvements to the surface of the PROW

Re-consultation - the later was omitted.

Biddenden Village Halls and Sports Committee: requested a planning obligation for the expansion of existing or new facilities.

[HDSS&D comment: there are no inadequacies in outdoor sports facilities, indoor sports is not including in the Public Green Spaces and Water Environment SPD and the re-flooring of the Old Village Hall and kitchen would be a maintenance project.]

Neighbours: Neighbours: 33 neighbours were consulted and 57 neighbours were re-consulted on the amended plans. 20 representations to object and 1 in support were received.

The objections are summarised below:

- poor design
- further highway safety measure required for all road users and traffic
- pepper pot affordable housing
- not of a sustainable design including renewable energy
[HDSS&D comment: energy efficiency covered under Building Regulations]
- no need for community building
[HDSS&D comment: amended plans submitted to replace this with a B1(a) use office]
- increase traffic congestion
- closure of public right of way
[HDSS&D comment: no closure or diversion proposed]
- upgrade and more than one connection to the surface of public right of way
- loss of countryside/ greenfield land
- risk to highway safety and pedestrians
- inadequate parking
- sewerage/drainage infrastructure capacity
- risk to nightingales
[HDSS&D comment: none recorded during surveys, no record on the last 10 years, most bird nesting habitats would be retained and mitigation for this proposed.]
- no improvement to local infrastructure and services (incl. health, recreation, education, utilities, roads)
- out of character
- no need for development
- inadequate highway capacity
- limited bus service
- noise and disturbance during construction
- noise and disturbance from community facility
[HDSS&D comment: activity from B1(a) office use on this site would not be the same]
- loss of privacy/overlooking
- loss of trees
- alternative scheme preferred for 25 units
[HDSS&D comment: the Council can only consider the scheme before it]
- light pollution
- set a precedent
- loss of a private view
[HDSS&D comment: not a material consideration]
- surface water flooding risk
- cramped development along the southern boundary

[HDSS&D comment: amended plan have improved the layout to increase gaps between buildings]

- need for Multi Use Games Area (MUGA)

[HDSS&D comment: the Parish Council have requested a planning obligation of a multi-purpose trail path]

- premature of new Local Plan
- additional land not included in draft allocation

[HDSS&D comment: the land to the west of the PROW is required for SuDS and ecology mitigation measures]

The support comments are summarised below:

- provide family housing
- respect the character of the area
- deliver affordable housing
- deliver a community facility

3 further responses were received when a re-consultation was carried out after the submission of amended plans.

These additional objections were raised:

- additional development to the north
- alterations to layout
- use of garages

Planning Policy

47. 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 new Local Plan to 2030. Consultation commenced on 15 June 2016 and closed after 8 weeks. Proposed 'Main Changes' to the new Local Plan were approved for further consultation by the Council on 15 June 2017 and consultation has now ended. At present the policies in this emerging plan can be accorded little weight.

48. 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

EN9 - Setting and entrances of towns and villages

EN10 - Development on the edge of existing settlement

EN12 - Private areas of open space

EN23 – Sites of Archaeological importance

EN31 - Important habitats

EN32 – Important trees and woodland

HG3 - Design in villages

CF21 – School requirements

Local Development Framework Core Strategy 2008

CS1- Guiding principles

CS2 - The Borough Wide Strategy

CS6 - The rural settlement hierarchy

CS7 – The Economy and Employment Development

CS8 - Infrastructure Contributions

CS9 - Design quality

CS11 - Biodiversity and Geological Conservation

CS12- Affordable Housing

CS13 - Range of dwelling types and sizes

CS18 - Meeting the Community's Needs

CS20 - Sustainable Drainage

Tenterden & Rural Sites DPD 2010

TRS2 - New residential development elsewhere

TRS9 - New employment premises and uses in the rural settlements

TRS10 – New employment premises in the Countryside

TRS17 - Landscape character and design

TRS18 – Important rural features

TRS19 - Infrastructure provision to serve the needs of new developments

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

Supplementary Planning Guidance/Documents

Affordable Housing SPD 2009

Residential Parking and Design Guidance SPD 2010

Sustainable Drainage SPD 2010

Landscape Character SPD 2011

Residential Space and Layout SPD 2011

Dark Skies SPD 2014

Biddenden Design Statement 2003

Other Guidance

Informal Design Guidance Notes 1- 4 2015

Local Plan to 2030

SP1 - Strategic Objectives

SP2 - The Strategic Approach to Housing Delivery

SP3 - Strategic Approach to Economic Development

SP6 - Promoting High Quality Design

SP7 - Separation of Settlements

S27 – Biddenden – North Street

HOU1 - Affordable Housing

HOU4 - Residential Development in the rural settlements

HOU5 - Residential windfall development in the countryside

HOU12 - Residential space standards internal

HOU13 - Homes suitable for family occupation

HOU14 - Accessibility standards

HOU15 - Private external open space

HOU18 - Providing a range and mix of dwelling types and sizes

EMP5 – New employment premises in the rural area

EMP6 – Promotion of Fibre to the Premises (FTTP)

TRA3a - Parking Standards for Residential Development

TRA3b - Parking Standards for Non-Residential Development

TRA5 - Planning for Pedestrians

TRA6 - Provision for Cycling

ENV1 - Biodiversity

ENV3 - Landscape Character and Design

ENV4 - Light pollution and promoting dark skies

ENV5 - Protecting important rural features

ENV8 - Water Quality, Supply and Treatment

ENV9 - Sustainable Drainage

ENV15 – Archaeology

COM1 - Meeting the Community's Needs

COM2 – Recreation, Sport, Play and Open Spaces

Government Advice

National Planning Policy Framework 2012

Planning Policy Guidance

Technical housing standards – nationally described space standard

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. The following sections of the NPPF are relevant to this application

Relevant sections:

- Core planning principles
- Chapter 1 - Building a strong, competitive economy
- Chapter 4 - Promoting sustainable transport
- Chapter 6 - Delivering a wide choice of high quality homes
- Chapter 7 - Requiring good design
- Chapter 10 - Meeting the challenge of climate change, flooding and coastal change
- Chapter 11 - Conserving and enhancing the natural environment

Assessment

50. The main issues for consideration are:

- (a) Principle
- (b) Visual amenity
- (c) Residential amenity
- (d) Heritage assets
- (e) Highways and parking
- (f) Biodiversity and ecology
- (g) Trees and landscaping
- (h) Drainage and sewerage
- (i) Affordable housing
- (j) Other matters

(k) Whether planning obligations are necessary

(a) Principle

Residential

51. The Council does not have a five year supply of deliverable housing sites, as documented in the Annual Monitoring Report (AMR) (2015/16). Given the need for housing in the borough and the significant weight in the NPPF in terms of the delivery of a wide choice of high quality homes (paragraph 50), the provision of additional residential units is of benefit. Unless any adverse impact of the development significantly and demonstrably outweighs the benefits, then in view of a presumption in favour of sustainable development, permission should be granted.
52. Para. 49 of the NPPF states that “housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.” The Courts have also determined that policies that are “out-of-date” in the context of para. 49 does not mean that such policies should have no weight in decision-making. However, what it does mean in practice is that a reliance on the simple principles embodied in those policies cannot be relied upon to justify refusal.
53. The starting point is whether policies in the Development Plan comply with the NPPF and to consider the relative social, economic and environmental elements of a proposal as these are the three dimensions of ‘sustainable development’ described in para. 7 of the NPPF. The site only adjoins development on one side and as it abuts the village to the south this would not amount to an ‘isolated’ location, although a large proportion of the site is undeveloped. Therefore, policy TRS2 would be relevant.
54. The site is unallocated for development in the current Development Plan, however, part of the land has a draft allocation in the new Local Plan under policy S27 and the Council carried out a Sustainability Impact of Proposed Site Allocations in the Sustainability Appraisal. This concluded that, “This site scores well on sustainability grounds as it is close to Biddenden High Street and local facilities and services. Although development would result in the loss of agricultural land and would have a negative impact in terms of visual amenity this would be fairly limited as the site is enclosed by mature trees / hedgerows. The proposal is also likely to bring forward community benefits through provision of community services.”

55. Policy CS6 of the Core Strategy identifies Biddenden in the rural settlement hierarchy as a tier 3 settlement. These are villages within which a limited amount of new residential allocations would be made. In Biddenden to prevent the harmful impact on its landscape setting peripheral development has been avoided.
56. However, this site has been assessed and as it is not in an Area of Outstanding Natural Beauty (AONB), the landscape quality to the north could be improved and views from the west could be mitigated, consequently, there would be no significant impact on the landscape environment.
57. In addition to this, there is a bus service hourly bus service to Maidstone and Tenterden from a bus stop 500m away and within 1km walking distance from the site occupants would be able to gain access to facilities such as the convenience shop, post office, hairdresser, primary school, public house, restaurants, sports clubs. Therefore, the site has accessibility to some services, reducing the reliance on the motor car.
58. Therefore, this is currently a windfall site and a departure from the Development Plan. Para. 7.10 of the TRS SPD states that windfall opportunities should focus on sites that are not in active use. The site is used for grazing and equestrian uses which can be displaced to adjoining fields. Furthermore, it is not an employment site and provides no services enjoyed by the community.
59. The NPPF states that there is a need to deliver a wide choice of high quality housing to widen the opportunities for home ownership. This is consistent with policy CS13 that requires a range of dwelling types and sizes to increase local housing choice. There would be a mix of 1 bed flats and two to six bed houses; these would provide a mix of family and small units.
60. Therefore, whilst the proposal would be for a windfall development, given the sustainable location and limited landscape impact the proposal may be acceptable in principle subject to assessment under other policies in the Development Plan, NPPF and any other material consideration which shall be assessed below.

Employment

61. The NPPF in para. 28 supports economic growth in rural areas where this supports sustainable growth. Policy TRS9 relates to sites that adjoin the built confines, and as this is an edge of village location, this is relevant as well as TRS10 which relates to new employment premises in countryside locations.

62. This would be a new building in the countryside and the NPPF supports economic growth, the premises would allow for sustainable growth and support expansion in rural areas. Therefore would comply with para. 28 and TRS10.
63. As a tier 3 settlement, Biddenden is not a rural service centre, as there are fewer facilities specifically accessibility to public transport links, although there are some community facilities and shops.
64. This would be a small employment premises and the scale would be appropriate for the village which would be growing and require additional employment uses in accordance with TRS9.
65. Therefore, there is no objection in principle to the office building and other material considerations shall be assessed below.

(b) Visual amenity

66. The proposed development would have an access from North Street and development would be set back so that it would not be seen from this gateway into the village. Some of the existing vegetation along the road frontage would be lost, however, the retained planting would ensure that the surfaced road, swale and proposed office building would not be visually intrusive from the public highway.
67. The indicative plan for the office building would follow the vernacular of a Kent barn and this would complement the traditional rural character of the area. As the car parking would be to the west, this would ensure that from the road entrance the hardstanding would not be visible to maintain the rural appearance. There would be wall between the parking and the road, this would provide a screen and provide variation in the streetscene.
68. The properties would all be two-storeys in height (except plot 40 which would have accommodation in the roof) and comprise a mix of terrace rows, semi-detached and detached units each with dedicated parking and a private garden. All would have a road frontage and whilst not all would have a front garden there would be a landscaping strip to soften the appearance of the development.
69. There would be a flatted block in the south east corner, consisting of four, one bedroom units and a flat over an arch into a parking court opposite. These have been designed to appear as houses with one entrance and attached cycle/refuse. These would sit well within the development.

70. The design of the dwellings would be a modern interpretation of rural buildings in the village, the steeply pitched roofs would enable the use of plain clay roof tiles and the use of gables, catslides and bays would ensure variation to the roofscape. Where there are dormer windows these would be well proportioned and chimneys on the detached dwellings would also add a traditional feature to the buildings. The use of entrance porches, windows that align, feature cladding/tile hanging and windows and brick courses over windows would add architectural detailing that enhances the appearance of the buildings.
71. To ensure that the high quality and design of these buildings is maintained permitted development rights for roof enlargements and extensions are recommended to be removed.
72. The palette of external materials, proportions and scale of the building would follow the existing context of development and would not contrast significantly, so that the proposal would complement surrounding residential schemes.
73. The site would adjoin the PROW to the west and this would afford public views and affect the wider landscape setting. The gaps to the western boundary and between the mainly detached buildings, in conjunction with the retained and enhanced planting and no significant change in levels would reduce the prominence of these buildings. The approaches to the site from the north to south along the PROW would not be dominated by the built form as there would be new trees along the course of the swale and the trees and shrubs retained alongside unit 45. Therefore, the proposal would not appear visually prominent when seen wider public views, and this would comply with policies TRS17 and TRS18 and the NPPF.
74. The application site is on the boundary of the existing settlement so the development needs to provide a transition from the built up settlement to the countryside beyond. The terrace rows and flatted development have narrow gaps to the southern boundary and the built form would be more dominant along the site boundary to the east north east corner. In contrast, from east to west and to the north, the openness of the site is more apparent with larger plots, the swale and retained trees; this would achieve a transition. Therefore, there would be no conflict with saved policy EN10 and the NPPF.
75. The garages/car ports would be either adjacent to the main dwelling or in one of the three parking courts which would reduce the areas of hardstanding. These would all have pitched roofs and vertical boarding on the doors and would be large enough for a vehicle and cycle storage. These would be set back from the road and would not appear dominant. Some parking spaces would not be adjacent to dwelling entrances. This is to ensure that there

would be soft landscaping along the road frontage, therefore the parking layout is acceptable.

76. The proposal would achieve a high quality design, complement the context of existing development in the village and cause no significant harm to the landscape setting, therefore, this would accord with the Development Plan and the NPPF.

(c) Residential amenity

The Buildings fronting North Street

77. The main house on plot 9 would be 20m from the shared boundary with a building believed to be in office use slightly further to the north and The Granary a residential dwelling would be nearly 50m from the shared boundary with the site. These separation distances to the nearest buildings would ensure that there would be no loss of amenity and additional landscaping would also reduce the impact.

Buildings fronting Mansion House Close

78. No. 30 Mansion House Close has a flank wall to the application site facing plot 29, there are no first floor windows on this existing building and there is a timber fence along the boundary. There would be a gap of at least 25m between the walls of the buildings and whilst there would be windows facing the side gardens alongside the garages to no.s 28 and 30, these properties would continue to have privacy to their gardens to the east and west.
79. The flats (plots 19a-22a) would face no.s 18, 20 and 22 Mansion House Close which are two storey dwellings with their rear elevation facing the application site. The main building with the flats (excluding the store) would be 15m to the shared boundary where there is an existing hedgerow which would be retained and protected.
80. Given the gaps and screen planting to be reinforced, there would be no harmful overlooking.
81. Noise and disturbance from construction is an inevitable consequence of all development and would only be for a temporary period. However, to safeguard the amenity of adjoining residential development a condition to restrict hours of construction would be appropriate.

Occupiers

82. The proposal would meet the technical housing standards as the room sizes and internal floor areas would meet the required standards.



Figure 4: Gaps to Mansion House Close

83. The garden would be at least 10m in length so would meet the Council's requirements in the Residential Space and Layout SPD. To retain this, it is proposed that extensions allowed under permitted development are removed for all plots.
84. The main spine road would also run along the length of the garden on plot 5, car parking spaces would adjoin the gardens of plots 10, 14a, 15a, 26, 33a and the communal garden to the flats (19a-22a) would reduce the privacy to a ground floor bedroom window. Robust hard and soft landscaping would be required to mitigate any impact from vehicle headlight, noise and activity to ensure these gardens would have adequate amenity. Further details shall be recommended by condition.
85. Most of the side facing windows would be to non-habitable rooms so there would be no loss of privacy. Plot 10 would have a bedroom facing the flank wall of 36a, the flats (plots 19a-22a) would have a bedroom window facing the garden of plot 23. Due to the gap from the intervening road or parking area and as the buildings would be set away at an angle from each other. There would be no harmful loss of privacy.
86. Drawing 2779-3004D shows the refuse strategy. Where the roads narrow for driveways, collection points would be provided for kerbside collection. This would require bins to be taken to these points and in some cases crews taking them to the refuse freighter. As the carry distances would be no more than

25m, in accordance with the Manual for Streets, this would be acceptable and ensure that there is satisfactory servicing.

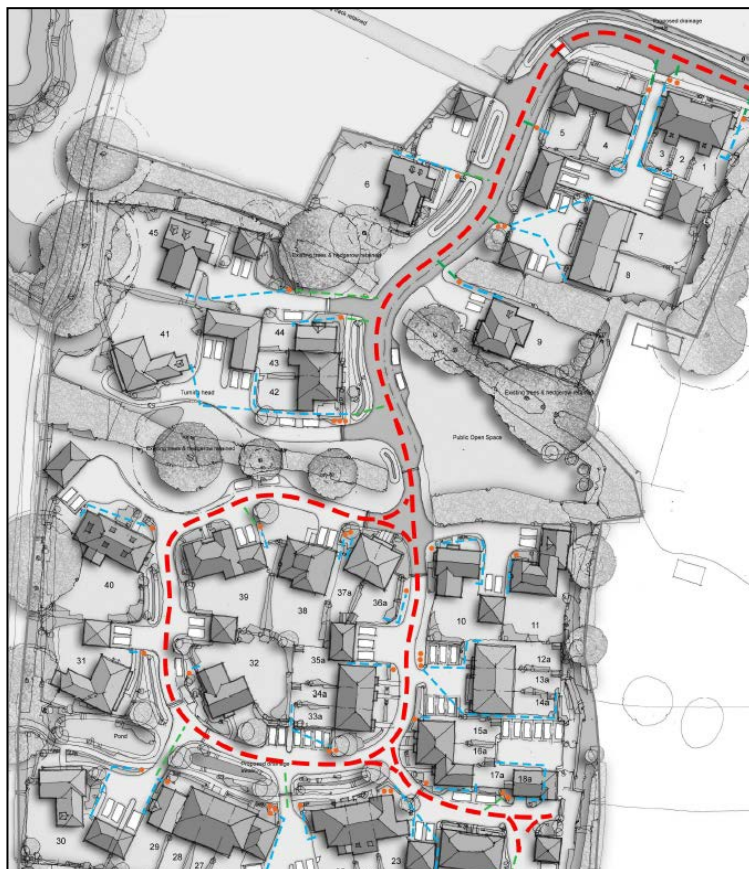


Figure 5: refuse strategy

Office

87. This would adjoin the rear portion of the land associated with The Barn where there is a pond. The intervening strip would reduce any overbearing impact of the built form and the separation distance and juxtaposition of the parking would not result in undue noise and disturbance, which would be limited to office hours and the size of the building, would restrict the number of occupants and therefore noise and activity.
88. Plot 1 to the south would have a tree screen and proposed brick wall to ensure that the amenity of the garden area would not be affected.

(d) Heritage assets

89. Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'
90. Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that 'In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'
91. It is one of the core principles of the NPPF that heritage assets should be conserved in a manner appropriate to their significance. Chapter 12 of the National Planning Policy Framework at para 129 sets out that the local planning authority should identify and assess the particular significance of any heritage asset...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.
92. Paras 131-135 sets out the framework for decision making in planning applications relating to heritage assets and this application takes account of the relevant considerations in these paragraphs.
93. North Street is one of the three approach roads into Biddenden with open space around the conservation area. There is a post-war estate between North Street and Sissinghurst Road with a range of dwellings types. There is also the more recent Mansion House Close development to the northwest of the conservation area, these existing development results in a physical and separation on the approach from the PROW So that the conservation area is not visible.
94. 41 and 53 North Street both date from the 18th century and were built as a farm buildings and have been altered with extensions and from a change of use. The buildings are Grade II listed and have aesthetic, evidential and historic value due to their use in connection with farming and architectural detailing. These now forms part of a ribbon of development rather than farmsteads and the application site forms a backdrop and only glimpses of the listed buildings are possible from the application site, due to the elongated plots so there is no intimate relationship.

95. Therefore, there is no direct visual or spatial relationship between the application site and the heritage assets. Due to the low-rise scale of the development, density and planting across the development, there would be no harm to the setting of the heritage assets as the physical and visual separation would be preserved.
96. The site of the application lies in a broad area of archaeological potential associated with prehistoric activity and post medieval activity. Although there is little Historic Environment Record (HER) data for this area, prehistoric activity may have extended across this part of Kent. Rose Cottage Farm is partly identifiable as a farm holding on the 1st Ed OS map with the Elmstone complex to the north. Remains associated with post medieval activity may extend into the application site. Whilst there may be low potential for prehistoric and post medieval archaeology, due to the size of the proposal a fieldwork evaluation would be required.
97. No material harm to the designated heritage asset has been identified and having due regard to Section(s) 66 and 72 of the Planning (Listed Building and Conservation Area) Act 1990, the NPPF and the Development Plan permission should be granted.

(e) Highways and parking

98. It is proposed to create an access onto North Street to the northeast corner of the site with a footway. This would be 5.5m wide for the first 20m with a bellmouth to the public highway. The road has a 40mph speed limit and the required visibility splays for this can be achieved. It is proposed to extend the existing 30mph speed restriction northwards past the site approximately 300m north of the current limit. As current speeds are higher, it is proposed to install traffic calming features in North Street.
99. Part c) of new Local Plan policy S27 requires a pedestrian crossing and traffic calming on North Street, the applicant proposes the following and have provided a road safety audit:
- Tactile paving and dropped kerb to the opposite side of North Street
 - Extension to the 30mph speed limit with new road markings
 - Give way with build out, traffic priority for traffic calming

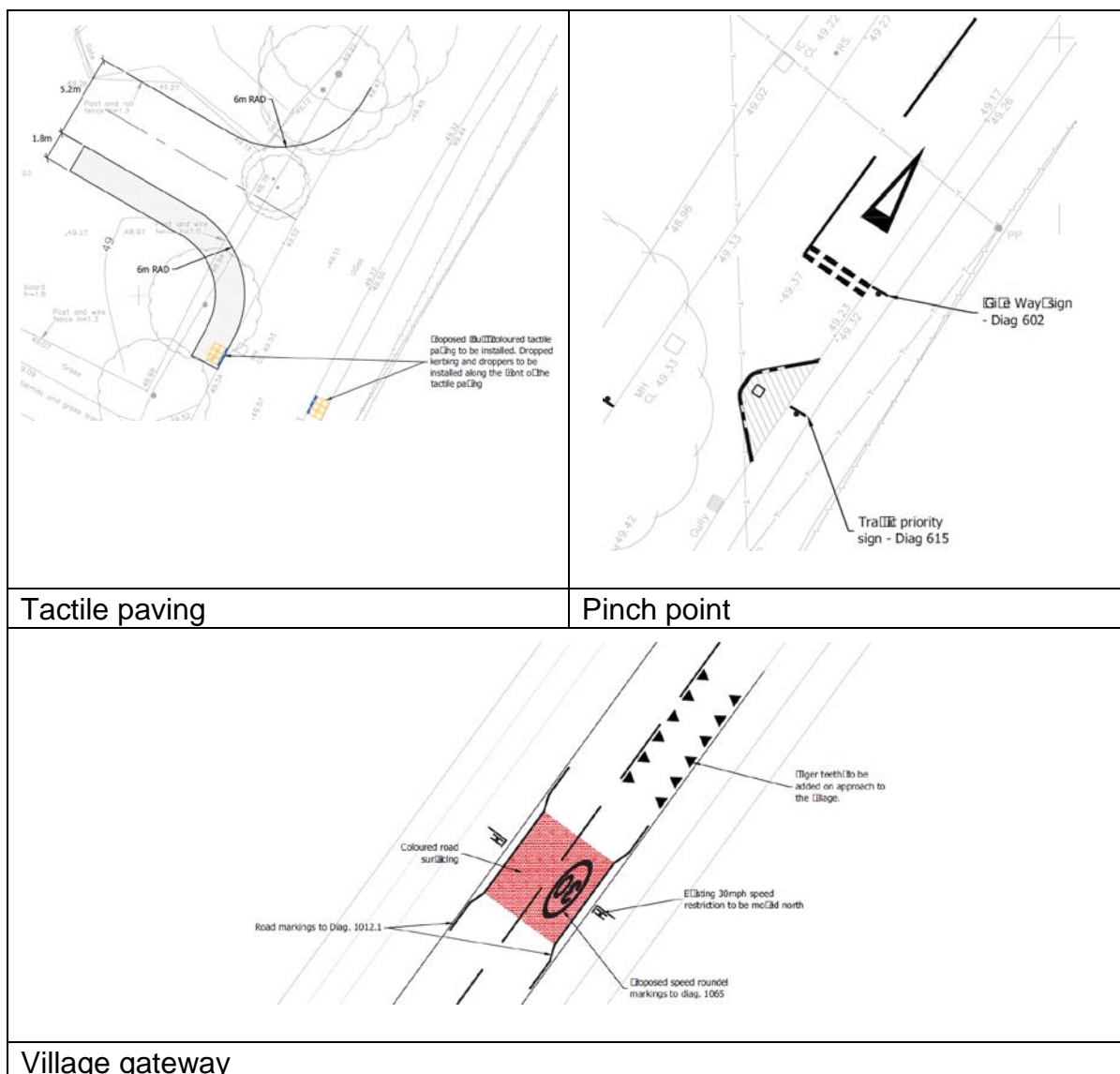


Figure 6: Highway improvement works

- 100. These measures would reduce the speed of traffic on the approach to the new access where additional cars and pedestrians would be emerging and improve accessibility for the new occupants for walking and cycling. A condition for consultation with the Parish Council on the highway works shall be recommended by condition.
- 101. The loop layout would allow for emergency and refuse vehicles to enter and manoeuvre within the site. Concerns have been raised about parked cars affecting routes, but highway and landscape design and signage would reduce this, and a condition for details shall be applied.

102. The proposal would result in 26 addition trips in the morning peak hour and the same again in the afternoon. There would be adequate highway capacity to accommodate this.
103. The parking provision in para. 20 would comply with the Council's SPD, through the provision of surface spaces and car ports. There would also be 16 visitor spaces and 12 spaces for the office use. There would be some tandem parking which would be compensated for by additional visitor parking. This would provide a satisfactory provision and the improvements to the PROW surface to allow another walking route into the village and secure cycle parking facilities would reduce the reliance on the car.
104. There proposed development would therefore not have an adverse impact on highway safety and capacity.

(f) Biodiversity and ecology

105. KCC Ecology have assessed the submitted ecological information which included an ecological impact assessment, reports for reptiles, GNCs and dormice, these detailed the following:
 - 'exceptional' GCN population
 - *Crassula helmsii* or swamp stonecrop/ New Zealand pigmyweed, which is an invasive, non-native species
 - high population of slow worms and a low population of grass snakes
 - one tree scheduled to be removed has been assessed as having high potential for roosting bats 10 species of birds recorded on site (including house sparrow)
 - Dormice recorded
106. Clarification has been provided in regards to the crossing structures for GCNs to demonstrate that they are achievable and would retain certain levels of connectivity throughout the site. Additionally, mitigation measures have been proposed to ensure that the new and existing ponds are protected from any increases in recreational uses such as dog walking and increased footfall.
107. Measures to minimise or remove the risk of introducing non-native species such as *Crassula helmsii* can be secured by a biosecurity protocol.
108. The lighting strategy should reduce disturbance to the bat population
109. The Ecological Impact Assessment submitted with the application includes avoidance, mitigation, compensation and enhancement measures and these shall be secured by condition.

(g) Trees and landscaping

110. A number of individual trees and groups would have to be removed or partially removed to facilitate the development. This would be for the proposed access road, site entrance for visibility splays and a few along the site boundaries. These would be lower quality 'C' grade trees and given the proposed landscaping scheme which would include replacement planting, the loss would be acceptable in this instance.
111. The following would be carried out to reduce risk to trees on the site:
- specialist foundations for the garage on plot 50
 - minimal depth excavation method such as a cellular confinement system and topped with a permeable surface for access road and footpath in RPAs
 - excavations carried out under arboricultural supervision for access road on outer edge of RPA
 - arboricultural method statement and supervision works for boundary wall between office and plot 1
 - method statement and supervision works for works for the drainage layout and ditches in RPAs
 - pruning of the crowns of T19, T67, G8, G9 and G13 to allow the erection of scaffolding
112. The pruning works would be minor and would ensure that the mature tree coverage would be maintained.
113. The applicant has provided a tree protection plan (TPP) and this can be secured by condition. However, an arboricultural method statement (AMS) is required for service routing, foundation design boundary wall and drainage works; further details would be required and a condition shall be used.
114. Plots 31, 40, 41 and 45 along the western site boundary and plot 9 north of the open space would be in close proximity to the adjacent trees. The habitable rooms and garden would experience some shading, leaf litter and sap. As these plots would have unshaded garden areas and many of the habitable rooms would have a dual aspect this would reduce the pressure on these trees for pruning and potentially felling. The Council also have the ability to protect these trees with a Tree Preservation Order (TPO) as a safeguard for their management. A condition on enlargements and extensions is recommended to ensure that an increase in the built form does not risk the long term health and retention of trees on the site.
115. The proposed landscaping scheme would ensure that there would be a predominance of structural planting along the site boundaries and the wildlife

corridor. New planting along the road frontages and front gardens would soften the appearance of the site so that it would have a rural character.

116. The Council's Tree Officer has reviewed the submitted details and is satisfied that the landscape setting of the site would be maintained and protected during construction. Conditions for retained and new landscaping are recommended.

(h) Drainage and sewerage

117. The site is in Flood Zone 1 and at low risk from flooding from other sources, therefore, no flood mitigation measures are required.

118. 20.1% of the 5.1 hectare site would be developed with hardstanding areas and roofs, this has the potential to increase surface water run-off.

119. The applicant has submitted a drainage strategy, the SuDs measures include:

- Porous paving
- Ponds
- Swales

120. The swale on the entrance road would have landscaping adjacent to it and further details are required to ensure that the space needed for this would not conflict with the function of the swale. The roadside swales would have paving sub-bases to manage any pollution.

121. The existing drainage ditch running east-west through the site would de-silted and formalised, to provide some capacity along the wildlife corridor.

122. Foul drainage would be discharged into the existing foul sewer under gravity. A connection to the mains sewer would be required and Southern Water have confirmed that they would need to provide further capacity for the development. A condition to ensure this is in place before occupation is recommended.

123. Due to the low floor levels of units 41 and 45, a small pumping station would be needed. To ensure there would be no risk to ground water contamination a condition is recommended.

124. The discharge rate of 5.6 litres/second for the site is acceptable and in accordance with the Ashford Borough Council Sustainable Drainage SPD.

125. The proposals have been assessed by the County Council and the Council's engineers and they have raised no objection subject to conditions including the management and maintenance of the system.

(i) Other matters

126. **The proposal is a major application however, the non-residential outline element for the office building is a minor part. Therefore the requirement for meeting the BREEAM standards under policy CS10 would not be reasonable in this instance.**

(j) Affordable housing

127. The site is in excess of 0.5ha and therefore the scheme should provide 35% affordable housing. This will be provided in accordance with Policy CS12 of the Core Strategy. The mix of affordable housing would also need to be provided in accordance with Policy CS12 which requires a split between social rented (60%) and other forms of affordable housing (40%). This matter will be addressed in the legal agreement.

128. The units would comprise 16, 1 and 3 bedroom houses and flats in the south eastern corner of the site, which would allow for ease of management by the housing association. The SPD advises that affordable housing should be distributed in clusters of up to 12 units in a scheme for less than 100 units. In this case, the provision would be for 16 units so the cluster would be in excess of 4. Due to the mix of units and quality of units being delivered in this rural location the single group would be acceptable.

129. The tenure mix would be:

4 x 1 Bedroom flats (plots 19/20-wheelchair accessible/21/22) Affordable Rent
1 x 2 Bedroom flat (plot 18) Shared Ownership
3 x 2 Bedroom houses (plots 15/16/17) Shared Ownership
3 x 2 Bedroom houses (plots 33/34/35) Affordable Rent
3 x 3 Bedroom houses (plots 12/13/14) Shared Ownership
2 x 3 Bedroom houses (plots 36/37) Affordable Rent

130. The design of the units is of the same quality and appearance as the market housing and would integrate into the development.

(j) Whether planning obligations are necessary

131. 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
132. At a proposed 45 dwellings the development does not trigger a requirement to provide any public open space on site, as the threshold is 50. However, this is required under policy S27 as the proposal is close to the threshold to provide informal/natural public open space on site.
133. As informal/natural public open space would not be delivered as one complete parcel. The current development proposal fails to meet all of the requirements in the Public Green Spaces and Water Environment SPD.
134. Therefore, an offsite contribution is required and the identified project is the multi-use trail path.
135. 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	<p><u>Affordable Housing</u></p> <p><i>Applies to:</i> (i) <i>developments of 15 dwellings or more</i> (ii) <i>residential sites of 0.5 ha or more</i></p> <p>Provide not less than 35% of the units as affordable housing, comprising 60% affordable rent units and 40% shared ownership units in the locations and with the floorspace, number of bedrooms and size of bedrooms as specified. The affordable housing shall be managed by a registered provider of social housing approved by the Council. Shared ownership units to be leased in the terms specified. Affordable rent units to be let at no more than 80% market rent and in</p>	<p>9 affordable rent units</p> <p>5 shared ownership units</p>	<p>Affordable units to be constructed and transferred to a registered provider upon occupation of 75% of the open market dwellings.</p>	<p>Necessary as would provide housing for those who are not able to rent or buy on the open market pursuant to Core Strategy policy CS12, any applicable site-specific policy in the Tenterden and Rural Sites DPD policy, the Affordable Housing SPD and guidance in the NPPF.</p> <p>Directly related as the affordable housing would be provided on-site in conjunction with open market housing.</p> <p>Fairly and reasonably related in scale and kind as based on a proportion of the total number of housing units to be provided.</p>

	accordance with the registered provider's nominations agreement			
2	<p><u>Play and Informal Space</u></p> <p>Project: Parish Council's Cycle Path / Multi-Function Trail around the Gordon Jones Playing Field</p>	<p>£62,500 for capital costs</p> <p>£6,250 one-off for maintenance</p>	<p>Full payment on commencement of development</p>	<p>Necessary as play and informal space is required to meet the demand that would be generated and must be maintained in order to continue to meet that demand pursuant to Core Strategy policies CS1, CS2 and CS18, Tenterden and Rural Sites DPD policy TRS19, Public Green Spaces and Water Environment SPD and guidance in the NPPF.</p> <p>Directly related as occupiers will use play and informal space and the facilities to be provided would be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and the number of occupiers and the extent of the facilities to be provided and maintained.</p>
3	<p><u>Libraries</u></p> <p><i>Applies to developments of 10</i></p>	<p>£48.02 per</p>	<p>Half the</p>	<p>Necessary as more books required to meet</p>

	<p><i> dwellings or more</i></p> <p>Contribution for additional bookstock at libraries in the borough</p>	<p>dwelling Total = £2,160.71</p>	<p>contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings</p>	<p>the demand generated and pursuant to Core Strategy policy CS18, Tenterden and Rural Sites DPD policy TRS19, KCC Guide to Development Contributions and the Provision of Community Infrastructure and guidance in the NPPF.</p> <p>Directly related as occupiers will use the mobile library service and provide additional bookstock to be funded will be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and because amount calculated based on the number of dwellings.</p>
<p>4</p>	<p><u>Monitoring Fee</u></p> <p><i>Applies in all cases</i></p> <p>Contribution towards the Council's costs of monitoring compliance with the agreement or undertaking</p>	<p>£1,000 per annum until development is completed</p>	<p>First payment upon commencement of development and on the anniversary thereof in subsequent</p>	<p>Necessary in order to ensure the planning obligations are complied with.</p> <p>Directly related as only costs arising in connection with the monitoring of the development and these planning obligations are covered.</p>

			years (if not one-off payment)	Fairly and reasonably related in scale and kind considering the extent of the development and the obligations to be monitored.
5	<p><u>Primary Schools</u></p> <p><i>Applies to developments of 10 dwellings or more</i></p> <p>Project: Towards John Mayne CE Primary School Expansion</p>	<p>£831 per flat</p> <p>£3324 per house</p> <p>£0 for any 1-bed dwelling with less than 56 m² gross internal area</p>	<p>Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings</p>	<p>Necessary as no spare capacity at any primary school in the vicinity and pursuant to Core Strategy policies CS1, CS2 and CS18, Tenterden and Rural Sites DPD policy TRS19, saved Local Plan policy CF21, Developer Contributions/Planning Obligations SPG, Education Contributions Arising from Affordable Housing SPG (if applicable), KCC Guide to Development Contributions and the Provision of Community Infrastructure and guidance in the NPPF.</p> <p>Directly related as children of occupiers will attend primary school and the school hall and two classrooms to be funded would be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and because the amount has taken into account the estimated number of primary</p>

				<p>school pupils and is based on the number of dwellings and because no payment is due on small 1-bed dwellings or sheltered accommodation specifically for the elderly.</p> <p>No more than 4 other planning obligations towards this project.</p>
6	<p><u>Secondary Schools</u></p> <p><i>Applies to developments of 10 dwellings or more</i></p> <p>Project: Phase 1 extension of Norton Knatchbull</p>	<p>£589.95 per flat</p> <p>£2359.80 per house</p> <p>£0 for any 1-bed dwelling with less than 56 m² gross internal area</p>	<p>Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings</p>	<p>Necessary as no spare capacity at any secondary school in the vicinity and pursuant to Core Strategy policies CS1, CS2 and CS18, Tenterden and Rural Sites DPD policy TRS19, saved Local Plan policy CF21, Developer Contributions/Planning Obligations SPG, Education Contributions Arising from Affordable Housing SPG (if applicable), KCC Guide to Development Contributions and the Provision of Community Infrastructure and guidance in the NPPF.</p> <p>Directly related as children of occupiers will attend secondary school and the extension by up to 1 form of entry to be funded would be available to them.</p>

				<p>Fairly and reasonably related in scale and kind considering the extent of the development and because the amount has taken into account the estimated number of secondary school pupils and is based on the number of dwellings and because no payment is due on small 1-bed dwellings or sheltered accommodation specifically for the elderly.</p> <p>No more than 4 other planning obligations towards this project.</p>
7	<p><u>Public Rights of Way</u></p> <p>Project: A compacted stone path for a length of 445m x 1.5m wide of public footpath AT10</p>	£10,000	Upon occupation of 75% of the dwellings	<p>Necessary in order to achieve an acceptable design quality pursuant to Core Strategy policies CS1 and CS9 and guidance in the NPPF, and the Kent Design Guide.</p> <p>Directly related as would improve the design quality of the development and provide connectivity to the village for sustainable travel</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and additional pedestrian movements</p>

Human Rights Issues

136. 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

137. 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

138. The proposal would be contrary to the Development Plan and is not currently allocated, so is a windfall site. However, in the absence of a five-year supply of deliverable housing, the application has to be considered in light of the NPPF’s presumption in favour of sustainable development.
139. The application would be in the edge of the village and part of the site has been allocated for 45 units in the new Local Plan. Whilst this has little weight in decision making at this time, this is a sustainable site and the existing infrastructure and improvements identified in policy S27 to mitigate against the highway impact of the proposal would be provided, so there would be no adverse impact on local infrastructure.
140. The proposal would complement development in the surrounding area and would have no harmful impact on the landscape setting, heritage assets, residential amenity for existing and future occupiers, trees, biodiversity and surface water flooding.
141. This would deliver a mixed tenure of market and affordable dwellings in the village, which would outweigh the loss of the open, previously undeveloped land. No significant and demonstrable harm has been identified in terms of economic, social and environmental matters and the proposal would follow the golden thread of sustainable development in the NPPF.

Recommendation

- (A) Subject to the applicant first entering into a section 106 agreement/undertaking in respect of planning obligations related to**

- a. **The provision of affordable housing and contributions to primary and secondary education, libraries, upgrade of public right of way, multi-purpose trail path**
- b. **Monitoring fee**

as detailed in table 1, in terms agreeable the Head of Development, Strategic Sites and Design in consultation with the Head of Legal and Democratic Services, with delegated authority to the Head of Development, Strategic Sites and Design to make or approve minor changes to the planning obligations and planning conditions, as they see fit.

(B) 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. No development shall commence until the applicant, or their agents or successors in title, have secured and implemented:
 - (a) archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority; and
 - (b) further archaeological investigation, recording and reporting, determined by the results of the evaluation, in accordance with a 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.

3. No development (including groundworks) shall commence until surveys and mitigation as necessary have been submitted to and approved in writing by the Local Planning Authority for evidence of bat roosting in tree T69.

Reason: To protect the habitat of protected species.

4. No development shall commence until a detailed sustainable surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100yr storm) can be accommodated and disposed of

through the methods detailed in the submitted Flood Risk Assessment by GTA Civils Ltd dated 07.08.2017 ref: 5723.

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.

5. No development (including demolition and groundworks) shall take place until an Arboricultural Method Statement (detailing all aspects of construction and staging of works) and a Tree Protection Plan in accordance with British Standard 5837:2012 (or any later revised standard) and the Arboricultural Impact Statement prepared by Lloyd Bore dated August 2017 ref: 3397_RP_020-C has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed method statement and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance with the Tree Protection Plan.

Within any area fenced in accordance with this condition, nothing shall be stored, placed or disposed of above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit. The fencing shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

Reason: To enable the local planning authority to ensure the retention of trees and hedges on the site in the interests of visual amenity.

6. No development including any works of demolition or preparation works prior to building operations shall take place on site until a Construction Transport Management Plan and construction site layout plan have been submitted to, and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period and shall include:
- a) parking for vehicles of site personnel, operatives and visitors;
 - b) loading and unloading of plant and materials including on-site turning for construction vehicles;
 - c) storage of plant and materials;
 - d) routing of construction and delivery vehicles to / from site;
 - e) timing of deliveries;
 - f) temporary traffic management / signage;
 - g) provision of boundary security hoarding behind any visibility zones;
 - h) on site wheel washing facilities;
 - i) measures to control the emissions of dust and dirt during construction; and
 - j) banksman where reversing HGVs onto the highway

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and neighbour amenity.

7. Prior to first occupation, details of the implementation, maintenance and

management of the sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a) a timetable for its implementation; and
- b) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

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.

8. Prior to the commencement of development the following details of proposed swales shall be provided and approved in by the Local Planning Authority:
 - a) sections, plans and elevations to a large scale (at least 1:50) showing the swales with proposed tree planting/pits including species; and
 - b) external finish, materials and colour of the swales including bridge structures, culvert and pipes.

The development shall be built in accordance with the approved details.

Reason: To achieve a satisfactory drainage strategy and ensure the finish would complement the visual amenity of the surrounding area.

9. Prior to the commencement of development (excluding ground works) written details including source/ manufacturer, and/or samples of:
 - a) fenestration details;
 - b) bricks, tiles and cladding materials; and
 - c) fascias, soffits and gutters

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.

10. Prior to the commencement of development (excluding ground works) written details and plans of all highway and footway designs:
 - a) carriageway and footway materials;
 - b) kerbs and line markings; and
 - c) street signage for parking.

to be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out using the approved details and thereafter maintained.

Reason: In the interests of visual and occupier amenity.

11. Prior to the commencement of development details of measures to minimise or remove the risk of introducing non-native species such as *Crassula helmsii* shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the details approved.

Reason: To improve the biodiversity of the site.

12. Prior to the first occupation of the development full details, of hard and soft landscape proposals, including:
- a) an implementation plan for native planting including the species, density and height;
 - b) street trees and root protection system; planting specification including the species, density and height or other means of enclosure to boundary adjoining the access road or parking areas for plots 10, 14a, 15a, 26, 33a;
 - c) planting specification including the species, density and height for ground floor bedroom window facing the communal garden in the flatted development (plots 19a-22a);
 - d) protection against stock and rabbits when planted;
 - e) all gates, boundary walls and fences;
 - f) surfacing for refuse/recycling collection points; and
 - g) wildflower mix

shall be submitted to and approved in writing by the Local Planning Authority.

The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to first occupation or in the next planting season of the completion development hereby approved and thereafter maintained.

Any trees or other plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality.

13. Prior to first occupation a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority. The content of the LEMP shall include the following.
- a) Description and evaluation of features to be managed;
 - b) Ecological trends and constraints on site that might influence management;
 - c) Aims and objectives of management;
 - d) Appropriate management options for achieving aims and objectives;
 - e) Prescriptions for management actions, together with a plan of management compartments

- f) Details of any necessary management or monitoring for the crossing structures;
- g) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- h) Details of the body or organisation responsible for implementation of the plan;
- i) Ongoing monitoring and remedial measures.
- j) legal and funding mechanism(s) by which the long-term implementation of the plan shall be secured by the developer with the management body(ies) responsible for its delivery
- (k) set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action shall be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

Reason: To ensure that the receptor site, green spaces and connective structures maintain their ecological interest in the long term.

14. Prior to first occupation, details to demonstrate that there is adequate wastewater treatment facilities to effectively drain the development, in consultation with Southern Water shall be submitted to and approved in writing by the Local Planning Authority. This shall be provided in accordance with the approved details and thereafter maintained.

Reason: To ensure that there is satisfactory sewerage capacity.

15. Prior to first occupation, details for the disposal of sewage for plots 41 and 45 shall be submitted to and approved in writing by the Local Planning Authority. This shall be provided in accordance with the approved details.

Reason: To avoid pollution of the surrounding area.

16. Prior to the occupation of the dwellings the avoidance, mitigation, compensation and enhancement measures detailed within sections 12 and 13 of the Ecological Impact Assessment prepared by Lloydbore Ltd dated 03.08.2017 ref: 3397-LLB-ZZ-XX-RP-EC-0001 must be implemented and retained for the life time of the development site.

Reason: To increase the biodiversity of the site and mitigate any impact from the development.

17. Prior to the first use of the access, the visibility splays shown in Appendix A of Transport Statement prepared by GTA Civils Ltd dated August 2017 ref: 5723C/2.13 shall be provided and maintained with no obstructions over 0.9 metres above carriageway level within the splays.

Reason: In the interests of highway safety nor cause inconvenience to other highway users.

18. Prior to the first occupation of the dwellings hereby permitted, details including plans, shall have been submitted to and approved by the Local Planning Authority in writing for the installation of a High Speed wholly Fibre broadband To The Premises (FTTP) connection to the development hereby approved. Thereafter, the infrastructure shall be laid out in accordance with the approved details at the same time as other services during the construction process and be available for use on the first occupation of the building unless otherwise agreed in writing by the Local Planning Authority (where supported by evidence detailing reasonable endeavours to secure the provision of FTTP and alternative provisions that been made in the absence of FTTP).

Reason: To ensure that the new development in Ashford is provided with high quality broadband services enhancing Ashford as an attractive location in accordance with Policy EMP6 of the Ashford Local Plan 2030.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting or amending that Order with or without modification), no development within Schedule 2, Part 1, Classes A and B shall be carried out on the dwellinghouses permitted.

Reason: To enable the Local Planning Authority to maintain the size of the gardens to maintain the occupiers living environment and reduce the risk to retained trees from excessive pruning and possible felling.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification), no gates, walls, fences or other means of enclosure and no building as defined by Section 336 of the Town and Country Planning Act 1990 shall be erected forward of the principal elevation and along the front boundary with the road/driveway.

Reason: To protect the visual amenities of the locality.

21. Prior to first occupation space shall be laid out within the site in accordance with the approved plan Drawing No 2779-3003E, for vehicles to be parked on the spaces and car ports and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking /turning areas shall be maintained for the use of the occupiers of, and visitors to, the development, and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking and re-enacting that Order), shall be carried out on that area of land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: The above conditions are required in order that the development

should not prejudice highway safety nor cause inconvenience to other highway users.

22. Prior to first occupation, the bicycle storage facilities as shown on drawing nos: 2779-2027D and 2779-2028D shall be provided and thereafter maintained.

Reason: To ensure the provision and retention of adequate off-street parking facilities for bicycles in the interests of highway safety and to encourage alternative transport.

23. Prior to first occupation a service plan and street lighting plan, including details of the external luminaires, shall be submitted to and approved in writing by the Local Planning Authority. This shall comply with the guidance in the Bat Conservation Trust's Bats and Lighting in the UK guidance and Dark Skies SPD. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety and to maintain the habitat of protected species.

24. Prior to first occupation, completion of off-site highway works to include proposed traffic calming scheme on North Street and localised surfacing upgrade of PROW 0023/AT10/2 in accordance with details to be submitted to and approved in writing by the Local Planning Authority, in consultation with the Parish Council.

Reason: in the interests of highway safety and improvement in infrastructure to improve pedestrian routes.

25. If unexpected contamination is found at any time when carrying out the approved development it must be reported in writing to the Local Planning Authority. An investigation and risk assessment must be undertaken to deal with contamination of land and/or groundwater, and where remediation is necessary a remediation scheme must be prepared to ensure that the site is suitable for the intended use (by removing unacceptable risks to human health, buildings and other property and the natural and historical environment). Following completion of the remediation scheme a verification report that demonstrates the effectiveness of the remediation carried out must be prepared and submitted for approval in writing by the Local Planning Authority. The proposal shall be completed in accordance with the approved details.

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

26. No construction activities shall take place, other than between 0730 to 1800 hours (Monday to Friday) and 0730 to 1300 hours (Saturday) with no working activities on Sundays or bank/public holidays.

Reason: To protect the amenity of local residents.

27. No meter boxes shall be installed on the front elevation of any of the dwellings hereby permitted.

Reason: In the interest of visual amenity

28. A 5 metre wide buffer zone alongside the pond in the south west part of the site as shown on drawing number 5723/100 rev E, shall be free from built development including lighting, domestic gardens and formal landscaping and shall thereafter be maintained.

Reason: To reduce any impact on protected species and minimise obtrusive light.

29. The development shall be carried out in accordance with the plans listed in the section of this decision notice headed Plans/Documents Approved by this decision, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.

30. The development approved shall be made available for inspection, at a reasonable time, by the local Planning authority to ascertain whether a breach of planning control may have occurred on the land (as a result of departure from the plans hereby approved and the specific terms of this permission/consent/approval).

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

Outline application for office building:

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

Reason: To comply with the provisions of Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and Section 92 of the Town and Country Planning Act 1990 as amended by

Section 51 of the Planning and Compulsory Purchase Act 2004.

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

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

Reason: To comply with the provisions of Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. Prior to the first occupation of the development full details, of hard and soft landscape proposals, including:
 - a) plans and elevations of walls and railings
 - b) final surface finish of all areas of hard standing
 - c) planting specification including the species, density and height

shall be submitted to and approved in writing by the Local Planning Authority.

The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to first occupation or in the next planting season of the completion development hereby approved and thereafter maintained.

Any trees or other plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality.

4. Prior to first occupation space shall be laid out within the site in accordance with the approved plan Drawing No 2779-3003E, for vehicles and cycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking /turning areas shall be maintained for the use of the occupiers of, and visitors to, the development, and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking and re-enacting that Order), shall be carried out on that area of land so shown or in such a position as to preclude vehicular/cycle access to the reserved parking space.

Reason: In order to not prejudice highway safety nor cause inconvenience

to other highway users.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any subsequent Order revoking or re-enacting that Order, the office building hereby permitted shall only be for uses falling within Use Class B1(a) of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any subsequent Order revoking or re-enacting that Order.

Reason: In order to preserve the amenity of the locality and maintain the vitality and viability of Ashford town centre due to the specific retail impact assessment.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), no development shall be carried out within Classes A and H of Part 7 of Schedule 2 of that Order (or any Order revoking and re-enacting that Order), without prior approval of the Local Planning Authority.

Reason: In the interests of protecting the character and amenities of the locality.

7. There shall be no external storage on the site other than storage of rubbish in lidded containers within the site.

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

Note 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,
- discussions were held with Planning Policy regarding the draft allocation,
- the applicant amended the layout to create a rural street pattern, additional drainage, landscape, parking and highways information was submitted with the replacement of the community building for an office following the public consultation,
- 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 17/00258/AS)

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Annex 1

