



## Planning Committee

Notice of a Meeting, to be held in the Council Chamber, Civic Centre, Tannery Lane, Ashford, Kent TN23 1PL on Wednesday, 20<sup>th</sup> September 2017 at 7.00 pm.

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**\*\*On the evening on 20<sup>th</sup> September 2017 the lift in the Civic Suite will be out of action. If you have a mobility issue that prevents you from using the stairs easily, please notify us by Monday 18<sup>th</sup> September 2017 so that we can discuss making alternative arrangements for you.\*\***

The Members of this Committee are:-

Cllr. Burgess (Chairman)

Cllr. Link (Vice-Chairman)

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

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

## Agenda

- |   | <b>Page<br/>Nos.</b> |
|---|----------------------|
| 1. <b>Apologies/Substitutes</b> – To receive Notification of Substitutes in accordance with Procedure Rule 1.2(iii) and Appendix 4.   |                      |
| 2. <b>Declarations of Interest:-</b> To declare any interests which fall under the following categories, as explained on the attached document:<br>a) Disclosable Pecuniary Interests (DPI)<br>b) Other Significant Interests (OSI)<br>c) Voluntary Announcements of Other Interests<br><br>See Agenda Item 2 for further details | 1                    |
| 3. <b>Minutes</b> – to approve the Minutes of the Meeting of this Committee held on the 16 <sup>th</sup> August 2017  |                      |
| 4. Requests for Deferral/Withdrawal   |                      |
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**Note to Members of the Committee: The cut-off time for the meeting will normally be at the conclusion of the item being considered at 10.30pm.** However this is subject to an appropriate motion being passed following the conclusion of that item, as follows:

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

## Part I – Information/Monitoring Items

None for this Meeting

## Part II – For Decision

### 5. Schedule of Applications

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|-----|--|-----|
| (a) | 15/01496/AS - Land rear of the Kings Head, Woodchurch Road, Shadoxhurst, Kent - Residential development comprising 19 dwellings including 15 x 2 storey dwellings and 4 x 1 bedroom flats with associated infrastructure and services including garaging/provision for parking, open space, landscaping and a sustainable urban drainage system.     | 1.1 |
| (b) | 16/01722/AS - Land between Hinxhill Road and Hythe Road, Willesborough, Kent - Full planning application for a new link road to the rear of the William Harvey Hospital from the A20 and 192 dwellings together with associated open space, play equipment, landscaping, drainage, infrastructure and earthworks                                     | 2.1 |
| (c) | 16/01387/AS - Oakover Nurseries, Maidstone Road, Westwell, Ashford, Kent, TN26 1AR - Change of use to B8 (storage and distribution) and erection of a warehouse with car parking, hardstanding, landscaping and lighting   | 3.1 |
| (d) | 17/00258/AS - Land rear of Rose Cottage Farm, North Street, Biddenden, Kent - 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. | 4.1 |
| (e) | 17/00950/AS - Land to the rear of 96A, Kingsnorth Road, Ashford, Kent - Erection of a new single storey two-bedroom dwelling (resubmission of 16/01186/AS).  | 5.1 |
| (f) | 17/01014/AS - 6 Studio Close, Kennington, Ashford, Kent, TN24 9DH - Erection of two-storey front extension and change to existing roof pitch, loft conversion with rooflights and rear balcony, and garage conversion.   | 6.1 |
| (g) | 17/01157/AS - 2 Welshmans Cottages, Rye Road, Newenden, Cranbrook, Kent, TN18 5PL - Erection of a single storey rear extension   | 7.1 |
| (h) | 17/01159/AS - 135 Newenden Close Stanhope Ashford TN23 5TF - Erection of a single storey rear extension  | 8.1 |

- (i) 17/00655/AS - Land at Luckley Field, South of 128 Little Chequers, Wye (Site Wye 2) - Removal of condition 11 on planning permission 14/00195/AS (Erection of 25 dwellings with vehicle access off Little Chequers. Parking, drainage works, structural and on site landscaping) to exclude herstile fencing from the site 9.1
- (j) 17/00675/AS - Carlton Business Park, Carlton Road, Ashford, Kent - Reserved matters application for details of appearance, layout, scale and landscaping to plot 3 pursuant to outline permission granted under 16/00562/AS 10.1

**Note for each Application:**

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

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

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

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

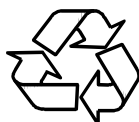
If a motion to approve an application is lost, the application is not refused as a result. The only way for an application to be refused is for a motion for refusal to be carried in a vote. Equally, if a motion to refuse is lost, the application is not permitted. A motion for approval must be carried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

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KM  
12<sup>th</sup> September 2017

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Queries concerning this agenda? Please contact Danny Sheppard:  
Telephone: 01233 330349 Email: [danny.sheppard@ashford.gov.uk](mailto:danny.sheppard@ashford.gov.uk)  
Agendas, Reports and Minutes are available on: [www.ashford.gov.uk/committees](http://www.ashford.gov.uk/committees)



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

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

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

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

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

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

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

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

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

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