

Planning Committee

Minutes of a Meeting of the Planning Committee held in the Council Chamber, Civic Centre, Tannery Lane, Ashford on the **15th November 2017**.

Present:

Cllr. Burgess (Chairman);

Cllr. Link (Vice-Chairman);

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

Apologies:

Cllrs. Buchanan, Macpherson, Michael.

Also Present:

Joint Development Control Manager; Head of Development Management and Strategic Sites; Corporate Director (Place and Space); Head of Planning & Development designate; Principal Solicitor (Strategic Development); Member Services and Ombudsman Complaints Officer.

228 Declarations of Interest

Councillor	Interest	Minute No.
Bennett	Made a Voluntary Announcement as he was a Member of the Weald of Kent Protection Society.	
Mrs Blanford	Made a Voluntary Announcement as she was a Member of the Weald of Kent Protection Society and the Campaign to Protect Rural England.	230 – 17/00999/AS
Burgess	Made a Voluntary Announcement as he was a Member of the Weald of Kent Protection Society.	
Clarkson	Made a Voluntary Announcement as he was a Member of the Weald of Kent Protection Society.	
Clokie	Made a Voluntary Announcement as he was a Member of the Weald of Kent Protection Society.	

Dehnel	Made a Voluntary Announcement as he was a member of Kingsnorth Parish Council.	
Farrell	Made a Voluntary Announcement as he was a member of Kent County Council.	230 – 17/00999/AS
Hicks	Made a Voluntary Announcement as she was the Deputy Portfolio Holder for Housing and a member of Kingsnorth Parish Council.	230 – 17/01489/AS
Wedgbury	Made a Voluntary Announcement as he was a member of Kingsnorth Parish Council.	

229 Minutes

Resolved:

To approve the Minutes of the Meeting of this Committee held on the 18th October 2017, subject to an amendment to Minute No 192, Application No 17/00298/AS, Condition 2, to read “ Within 2 months of the date of this decision notice to grant planning permission the existing first floor bedroom window to the north-west facing elevation of the annexe extension hereby approved shall be removed and the window opening blocked up and the new velux window to the first floor bedroom in the south-west facing elevation shall be installed. The removal of the existing window, blocking up of the existing window opening and installation of the new velux window shall be carried out in accordance with the details shown on the approved plans.

Reason: In the interests of the privacy and amenities of the occupiers of the neighbouring dwellings.”

230 Schedule of Applications

Resolved:

That following consideration of the respective reports of the Head of Development Management and Strategic Sites, decisions be made in respect of Planning Applications as follows: -

Application Number	17/00999/AS
Location	Land north west of El Ashere, Wye Road, Boughton Aluph, Kent
Grid Reference	603019/146830
Parish Council	Boughton Aluph & Eastwell
Ward	Boughton Aluph & Eastwell
Application Description	Proposed development of 3no. dwellings, new access along with associated parking & ancillary buildings
Applicant	Mr T Burch c/o Agent
Agent	Mr C J McMullon, Sevenscroft Ltd, 277 Canterbury Road, Kennington, Ashford, Kent TN24 9QW
Site Area	0.34 hectares

The Joint Development Control Manager advised Members that the references to Policy HOU4 should read HOU3a.

The Chairman read out an email from the Ward Member, in which he said he had informed the Parish Council and the Residents Association that he would not attend the meeting as he was the Mayor and must remain neutral on applications such as this.

Resolved:

Permit

Subject to the following Conditions and Note:

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 in writing 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 in writing by the Local Planning Authority

The development shall be carried out in accordance with the approved details.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

3. No development shall commence until existing and proposed ground, finished floor, ridge height and hard surfaced areas levels including a datum point have been submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with the approved details.

Reason: To ensure that the development would complement the visual amenity of the area.

4. 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) on site wheel washing facilities;

The details shall be adhered to for the duration of the works.

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

5. No development (including groundworks) shall take place until an Arboricultural Method Statement (detailing all aspects of construction and

staging of works) and a Tree/Hedge Protection Plan in accordance with British Standard 5837:2012 (or any later revised standard) 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/Hedge 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 protect and enhance the appearance and character of the site and locality and reduce the risk to protected and retained trees/hedges.

6. Prior to any works to the verge and hedgerow along Wye Road, a precautionary mitigation approach produced by an ecological consultant for the removal of the verge and hedgerow shall be submitted for written approval by the Local Planning Authority. This must include the following:
 - a) details of habitats to be lost and likelihood of protected/notable species to be present;
 - b) details of how they would be removed;
 - c) timings of the proposed works;
 - d) details of replacement habitats and information on how the retained habitats would be enhanced

The works must be carried out as detailed within the approved document.

Reason: to ensure that the habitat of protected/notable species is protected and maintained.

7. Prior to the first occupation of the development hereby approved full details of hard and soft landscaping including:
 - a) replacement hedgerow along the front boundary with Wye Road including species, height and density specified;
 - b) planting in-front of any closeboard fencing as seen from the driveway;

c) boundary treatments; and

d) a bound surface for the first 5 metres of the access from the edge of the highway

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

The approved landscaping scheme shall be provided in the first planting season following the occupation of the development or the completion of the development, whichever is the sooner and shall be thereafter maintained.

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

8. All existing trees, hedges or hedgerows along the site boundaries shall be retained, unless shown on the approved drawings as being removed.

Any parts of hedges/hedgerows trees or plants which within a period of five years after planting or following first occupation of the development are removed, die or become seriously damaged or diseased in the opinion of the Local Planning Authority shall be replaced in the next available planting season or sooner with others of similar size, species and number, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of visual amenity and retaining boundary features.

9. Prior to the commencement of development details for the on site disposal of sewage shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason: To avoid pollution of the surrounding area.

10. These external materials shall be used for the dwellings hereby approved unless otherwise agreed in writing by the Local Planning Authority:

Roof – Acme Double Camber clay in Dark Brindle

Tile hanging - Tudor handmade Plain clay tiles for tilehanging - 80% Medium Antique, 20% Dark Antique with scalloped tiles & feature diamonds

Facing brick – Hoskins Old Farmhouse with Flemish bond

Weatherboarding – HardiePlank with sawtooth detail in cream, cobble stone

and midnight black

Windows and doors – white uPVC, double glazed

Driveway - Drivesett Tegula Priora Permeable Block Paving in Harvest

Reason: In the interest of visual amenity.

11. Prior to first occupation, water butts and soakaways shall be installed or constructed in accordance with the 'Estimating The Volume Required To Store Storm Water Run-Off For Plots One & Three' and 'Plot Two' hereby approved. The works shall be carried out and maintained in accordance with these details.

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.

12. Prior to first occupation, the vehicular accesses and accompanying visibility splays to Wye Road shall be provided in accordance with approved plan Drawing No 2016/80/52B with no obstructions over 0.9 metres above carriageway level within the splays. They shall thereafter be so retained and maintained.

Reason: To ensure the proposal would not prejudice highway safety nor cause inconvenience to other highway users.

13. Prior to first occupation, the car barns, vehicle parking spaces, turning areas and secure and covered cycle storage shown on the drawing number 2016/80/41B shall be provided 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 the reserved parking space. Those areas shall thereafter be so retained and maintained.

Reason: To ensure parking provision is maintained and prevent any obstructive parking.

14. Any external lighting shall comply with the guidance in the Bat Conservation Trust's Bats and Lighting in the UK guidance and Dark Skies SPD and shall thereafter be maintained.

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

light.

15. 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.

16. 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.

Note to Applicant

1. 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,

- The applicant was provided the opportunity to submit amendments to improve the design of the building, show tree protection details and revise window details to maintain neighbour amenity.
- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

Application Number	17/01521/AS
Location	Ensign, Church Lane, Shadoxhurst, Ashford, TN26 1LX
Grid Reference	97276/37544
Parish Council	Shadoxhurst
Ward	Weald South
Application Description	Erection of a single storey side extension to enlarge existing dwelling to accommodate elderly relatives
Applicant	Mrs J Dunster, Ensign, Church Lane, Shadoxhurst, Ashford TN26 1LX
Agent	Rubicon Building Consultancy Ltd, One Step Beyond, Westfield Lane, Etchinghill, Folkestone CT18 8BT
Site Area	0.05 ha

Resolved:**Permit****Subject to the following Conditions and Note:**

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. The development shall be carried out in accordance with the details of external materials specified in the application which shall not be varied without the prior written permission of the Local Planning Authority.

Reason: In the interests of visual amenity.

3. 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.

4. 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.

Note to Applicant

1. Working with the Applicant

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- 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 application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.
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Application Number	17/01377/AS
Location	18 Chester Avenue, Bethersden, Ashford, Kent, TN26 3BN
Grid Reference	92817/40011
Parish Council	Bethersden
Ward	Weald Central
Application Description	Recladding of existing external walls with rendered finish
Applicant	Ashford Borough Council Community & Housing Department
Agent	N/A
Site Area	0.05 ha

Resolved:

Permit

Subject to the following Conditions and Note:

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. The development shall be carried out in accordance with the details of external materials specified in the application which shall not be varied without the prior written permission of the Local Planning Authority.

Reason: In the interests of visual amenity.

3. 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.

4. 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.

Note to Applicant

1. Working with the Applicant

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- 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 application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

Application Number	17/01414/AS
Location	4 & 10 Wind Hill, Charing, Ashford, Kent, TN27 0BE
Grid Reference	93045/49357
Parish Council	Charing
Ward	Weald Central
Application Description	Recladding of existing external walls with rendered finish and incorporation of insulation to improve thermal efficiency and visual aspect.
Applicant	Ashford Borough Council Community & Housing Department
Agent	N/A
Site Area	0.03 ha

Resolved:**Permit****Subject to the following Conditions and Note:**

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. The development shall be carried out in accordance with the details of external materials specified in the application which shall not be varied without the prior written permission of the Local Planning Authority.

Reason: In the interests of visual amenity.

3. 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.

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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.

Note to Applicant

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- 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 application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

Application Number 17/01489/AS

Location 3,4,5,6,7,8,9 & 12 Green Lane, Smarden, Ashford,

	TN27 8NE
Grid Reference	88382/42415
Parish Council	Smarden
Ward	Weald North
Application Description	The work comprises the over cladding of Airey-Style houses with an insulated, reinforced render system.
Applicant	Ashford Borough Council Community & Housing Department
Agent	N/A
Site Area	0.36 ha

Resolved:**Permit****Subject to the following Conditions and Note:**

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. The development shall be carried out in accordance with the details of external materials specified in the application which shall not be varied without the prior written permission of the Local Planning Authority.

Reason: In the interests of visual amenity.

3. 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.

4. 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.

Note to Applicant

1. Working with the Applicant

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- 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 application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.
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Queries concerning these Minutes? Please contact Rosie Reid: Telephone: 01233 330565 Email: rosie.reid@ashford.gov.uk
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