

Application Number	16/01828/AS	
Location	Land to the rear of 1 Ragstone Hollow, Aldington, Kent TN25 7DL	
Grid Reference	06232/36753	
Parish Council	Aldington	
Ward	Saxon Shore	
Application Description	Demolition of existing garages and erection of 4 new bungalows and associated works including 11 additional community spaces	
Applicant	Mr G Holloway, Development and Regeneration Manager, Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, TN23 1PL	
Agent	Mr C Dobson, RDA Consulting Architects, Evegate, Park Barn, Evegate, Smeeth, Ashford, TN25 6SX	
Site Area	0.21 ha	
(a) 16/5R	(b) X	(c) SESE/X, EHM/X, KHS/X, KAS/X, KCCE/X

Introduction

1. This application is reported to the Planning Committee because it is an application submitted by Ashford Borough Council.

Site and Surroundings

2. The application site relates to an area of informal parking and a block of 6 lock up garages which back onto Aldington Village Green which forms a small part of the site. The bulk of the site falls within the built confines of the village of Aldington. The site is to the rear of Nos 1 & 2 Ragstone Hollow, a pair a semi-detached bungalows, and Aldington Fire Station, all of which front onto Roman Road. Part of the site forms an access onto the Village Green. To the west lie a terrace of 4 x two storey houses set on lower land.
3. The landscape is described within the Aldington Ridgeline landscape character area where the objective is to conserve and restore.

4. The site is within a land-fill zone, previously a quarry, and an area of archaeological interest.
5. A site location plan is set out in figure 1 below and attached to this report as annex 1.



Figure 1 Site Location Plan

Proposal

6. Full planning permission is sought for the demolition of the existing garage block and the erection of 4 bungalows (2 with accommodation in the roof) to satisfy an identified local need by Ashford Borough Council. The development would provide 2 x 3 bed units and 2 x 1 bed units. The 3 bed units would have 2 designated car parking spaces and the 1 bed units provided with 1 space, all on plot. The properties would have brick / tile hung elevations set under a tiled roof

7. .Associated external works including 11 additional community spaces to be a flexible off road parking resource are also proposed on Ragstone Hollow to the west and to the rear of the Fire Station, with 6 spaces in each of these locations (see figure 3 below)



Figure 2 Existing Layout/Site Location Plan



Figure 3 Proposed Site layout

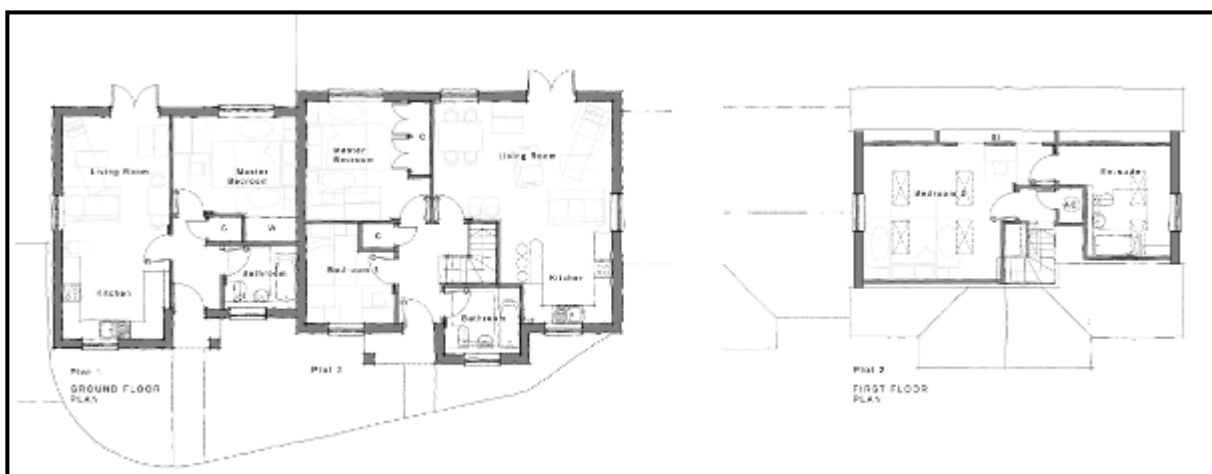


Figure 4 - Units 1 and 2 Floor Plans

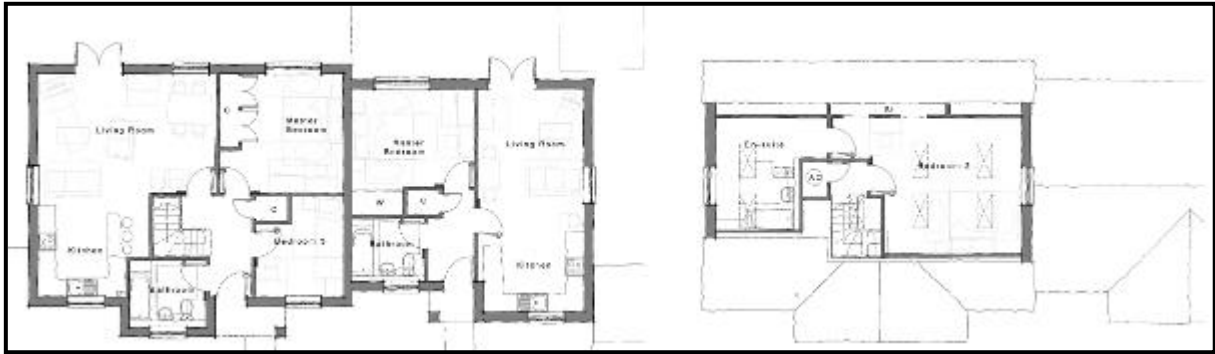


Figure 5 - Units 3 and 4 Floor Plans



Figure 6 - Front Elevation Plots 1 & 2



Figure 7 - Front Elevations Plots 3 & 4



Figure 8 Street Scene

Planning History

There is no recent relevant planning history for this site.

Consultations

Ward Members: No representations received from Cllr W Howard or Cllr Miss J Martin, neither of whom are members of the Planning Committee.

Aldington Parish Council: no objection to the application but wish to comment that the parking space provision behind the Fire Station appears to be small and that the positioning means restricted access to some spaces. **[JDCM comment:** the spaces comply with the required standards and there is sufficient distance to allow reversing from these spaces]

16 neighbours consulted: 5 objection comments received with regards the following:

- Object to further development in Aldington
- There is a parking problem in the village
- The bus service is now less than in the past
- There is no doctors surgery in the village with the only way to access one by private car **[JDCM comment:** whilst there is no surgery in the village, the level of service provision within the village allows for minor residential infilling and it is not a requirement of policy TRS1 that there must be a doctors surgery to allow for such minor infilling]

- The garages are all occupied [**JDCM comment:** 5 of the 6 garages are currently rented by the Council, one of which is utilised by the Parish Council for storage rather than parking]
- The car park is used highly by visitors to the village ponds, woods and playing fields
- The loss of the garages will cause friction locally and the 12 spaces proposed must take into consideration the 4 new bungalows [**JDCM comment:** these 11 spaces are in addition to the parking provision for each of the 4 dwellings proposed]
- I am concerned that pile driving for the properties will cause damage to my property [**JDCM comment:** this would be covered under the Building Regulations and is a civil and not a planning matter]
- I will be affected by noise during the works
- There will be a loss of views and privacy in my garden
- I am a disabled person and with limited mobility and rely on adequate parking for my home, a space for No 2 Ragstone Hollow [**JDCM comment:** this is not a matter that can be considered under this application but is a matter for parking services]

Kent Highways and Transportation: raise no objection to the amended plans (which confirm vehicle tracking and service margin plan and stopping up order has been applied for) subject to conditions and the agreement of the stopping up order which transfers the existing highway land and distinguishes any existing highway rights.

Environmental Services: no objection subject to conditions relating to contamination and remediation.

KCC Heritage: given that the site was previously subject to quarrying activity in the 20th Century, there is unlikely to be any archaeological remains. Therefore no requirement for any condition to be imposed for any watching brief.

Sport England: initially objected to the proposal but following the receipt of additional information relating to the use of the existing sports pitches adjacent to the site raise no objection to the scheme on the basis that the proposed development complies with paragraph 74 of the NPPF and supplementary guidance because it would not prejudice the use of the playing fields or result in their loss. Given the location of the cricket pitch, the risk of nuisance to the occupants of the development would appear to be minimal and does not require a risk assessment, which has been

confirmed by the ECB. The FA have confirmed that it also considers there is no requirement for fencing or a risk assessment in respect of the football pitches.

Planning Policy

8. The Development Plan comprises the saved policies in the adopted Ashford Borough Local Plan 2000, the adopted LDF Core Strategy 2008, the adopted Ashford Town Centre Action Area Plan 2010, the Tenterden & Rural Sites DPD 2010, the Urban Sites and Infrastructure DPD 2012, the Chilmington Green AAP 2013, the Wye Neighbourhood Plan 2015-30 and the Pluckley Neighbourhood Plan 2016-30. On 9 June 2016 the Council approved a consultation version of the Local Plan to 2030. Consultation commenced on 15 June 2016 and closed after 8 weeks. Proposed 'Main Changes' to the draft 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 or no weight.
9. The relevant policies from the Development Plan relating to this application are as follows:-

Ashford Borough Local Plan 2000

EN23 – Sites of archaeological importance

HG3 – Design in Villages

EN31 – Important habitats

Local Development Framework Core Strategy 2008

CS1 – Guiding Principles

CS9 – Design Quality

CS11 – Biodiversity

CS15 – Transport

CS18 – Meeting the Community's Needs

CS20 – Sustainable Drainage

Tenterden & Rural Sites DPD 2010

TRS1 – Minor Residential Development or Infilling

TRS17 – Landscape Character & Design

Ashford Local Plan to 2030

SP1 – Strategic Objectives

SP6 – Promoting High Quality Design

ENV1 – Biodiversity

ENV3a – Landscape Character

ENV4 – Light pollution and promoting dark skies

ENV9 – Sustainable Drainage

ENV15 – Archaeology

HOU3a – Residential Development in Rural Settlements

HOU12 - Residential Space Standards Internal

HOU14 – Accessibility Standards

HOU15 – Private External Open Space

TRA3a – Parking Standards for Residential Development

COM1 – Meeting the Community's Needs

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

Supplementary Planning Guidance/Documents

Residential Parking Standards SPD 2011

Residential Space & Layout SPD (External only) 2010

Sustainable Drainage (SUDS) SPD 2010

Dark Skies DPD 2014

Informal Design Guidance

Informal Design Guidance Note 1 (2014): Residential layouts & wheeled bins

Government Advice

National Planning Policy Framework (NPPF) 2012

11. 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:-
12. Paragraph 14 sets out presumption in favour of sustainable development.
13. Paragraph 17 sets out the core planning principles including every effort should be made objectively to identify and then meet the housing needs of the area; and always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; encourage the effective use of land by reusing land that has been previously developed (brownfield), provided that it is not of high environmental value; contribute to conserving and enhancing the natural environment, conserve heritage assets.
14. Paragraph 74 outlines that existing recreation facilities should be retained and not built upon.
15. Section 6 sets out the need to deliver a wide range of high quality homes.
16. Section 7 sets out the need for high quality design.

Technical housing standards – nationally described space standard 2015

Assessment

17. The main issues for consideration are:
 - The Principle of the development & Impact on Public Open Space
 - Visual Impact
 - Residential Amenity
 - Loss of Garages / Parking & Highway Safety
 - Other material considerations

Principle of the Development

18. The minor residential infilling within the built up confines of Tenterden and specific villages listed under policy TRS1 of the Tenterden and Rural Sites DPD (which includes Aldington) is considered to be acceptable subject to certain criteria which include:
- a) the development can easily be integrated into the existing settlement without the need to substantially improve the infrastructure or other facilities; [**JDCM comment:** this is addressed below]
 - b) the proposal is of a layout, scale, design and appearance that is appropriate to the character and density of its surrounding area; [**JDCM comment:** this is addressed in the visual amenity section of the report]
 - c) it does not result in the displacement of other active uses such as employment, leisure or community uses in the area; and, [**JDCM comment:** this is addressed below and within the parking/highway safety section of the report]
 - d) the proposal would not result in the loss of public or private open spaces or gaps that are important characteristics of the settlement. [**JDCM comment:** this is addressed below]
19. The site is located within the built up confines of the village of Aldington which is listed under TRS1 as a village which can sustain minor residential infilling given its level of service provision without the need for significant infrastructure provision to enable the integration of this scale of residential development. There is no requirement for financial contributions given that the 4 dwellings fall below the threshold set out by Central Government.
20. Whilst the development would result in the loss of the parking area and lock up garages, this would be offset by additional parking within the development for the proposed dwellings and the local community. This is addressed in more detail in the consideration of the Parking and Highway Safety impact of the development which follows.
21. The development would not result in the displacement of leisure activities, which take place on the adjoining village green. Sport England have been consulted on the proposal as the development abuts the playing fields on the village green and although concern was initially raised as there was potential for the development to prejudice the use of the playing fields, following the submission of additional information, this concern has been overcome. Sport England and other advisory bodies, whom they consult, now raise no objection given that they consider that the risk of ball strike from activities taking place on the neighbouring playing fields is unlikely to result in a risk to

the development or result in future preclusion of the playing fields by virtue of the proposed development. Whilst the development would result in the loss of small area of public open space, forming an entrance onto the Village Green, it would not prejudice the use of the playing fields and would enable the provision of 4 new residential dwellings meeting a local need identified by Ashford Borough Council. The development would accord with policy TRS1 in this regard and the guidance contained within the NPPF under paragraph 74.

Visual Impact

22. The proposed dwellings are situated on the edge of the built confines of the village of Aldington with the playing fields adjacent acting as a soft edge to this. These dwellings would be low rise and single storey in form. Their semi-detached form would sit comfortably within the context of terraced and semi-detached properties within the immediate vicinity.
23. They would all have an active frontage with the access road which would serve them which also forms a natural entrance onto the Village Green. The density of development would also be in keeping with the surrounding development. The use of a range of materials and varied roof forms would provide visual interest and be respectful of the area. Details of the materials would be secured by way of condition to ensure a high quality development. Subject to landscaping details and details of walls and fences to enclose the development, I consider the development would be well integrated into the street scene. The single storey form means that the development sits comfortably adjacent to No.26 Ragstone Hollow (two storey dwelling) due to the differing land levels (see figure 8 above). The development would respect the grain of the surrounding area.
24. The proposed vehicular access is to be limited in extent to enable only access to the proposed dwellings and parking areas as well as the village green beyond. There is also proposed to be additional community parking spaces adjacent to the dwellings to the rear of the Fire Station and within Ragstone Hollow itself (to the west) to offset the loss of the existing informal parking area. The surfacing of this can be secured by condition.
25. The development is acceptable in respect of its impact on the visual amenity of the area.

Residential Amenity

26. The proposed dwellings are single storey with rooms in the roof in two of the four dwellings (plots 2 and 3). The dwellings would be well separated from existing dwellings on Ragstone Hollow to the west and given their single storey form, not represent an overbearing form of development even taking into account differing land levels.

27. The first floor bedroom of plot 3, which is a 3 bedroom chalet bungalow, would have two rear facing rooflights with a westerly outlook towards No. 26 Ragstone Hollow. Whilst these would look directly towards No 26 Ragstone Hollow, which is 15 metres to the west, these rooflights would be located within the roofslope and would be of a height, which would prevent the potential for overlooking. A condition can be imposed to ensure these two windows are obscure glazed and non-opening below 1.7 metres above the finished floor level of this bedroom. With such a condition no neighbouring properties would be overlooked.
28. In terms of amenity for the future occupiers of these dwellings the internal space standards are set by Central Government. The proposed dwellings would comply with these standards affording a good level of amenity for future occupiers.
29. The proposed gardens are shallow in depth, ranging from 5-7 metres. However, the gardens wrap around to the side of the dwellings and whilst falling short of the guidance contained within the Council's adopted standard in terms of depth, the guidance does allow for some flexibility in terms of the overall size of gardens taking into account irregular shapes of plots. The overall size of the gardens to serve each plot and the quality of this space, when considered in conjunction with the neighbouring Village Green, would be acceptable given that it provides an good level of amenity and privacy for future occupiers.
30. The proposed development would not result in any adverse impact in terms residential amenity for existing or future occupants.

Loss of Garages / Parking & Highway Safety

31. The proposed development requires 1 parking space for each of the 1 bedroom dwellings and 2 parking spaces for each of the 3 bedroom dwellings as outlined in the Council's adopted Parking Standards. The proposed development would comply with these standards with the necessary parking provided on plot.
32. Whilst the proposed development would result in the redevelopment of the existing informal parking area and garages, there are 11 parking spaces proposed in addition to the off-road parking for the 4 dwellings within the site and within Ragstone Hollow to the west. This would provide a flexible off road parking resource within the area to offset the loss of the existing informal parking area. It would be more conveniently located and more usable as the existing garages do not meet current size standards.

33. Concerns have been raised by neighbours regarding the parking situation within the area. Whilst the proposal would result in the loss of the informal parking area around the garage block, the flexible parking resource proposed would more than offset this loss. I do not consider that given this provision, there would be amenity and/or highway safety issues and these spaces can be secured by way of condition to ensure that they are provided.
34. KCC Highways & Transportation raise no objection subject to conditions. I do not consider as a result of this and the above that there would be any adverse impact in respect of highway safety and parking in the vicinity.

Other material considerations

35. The proposed dwellings are in a location, which was previously part of a chalk quarry and identified as a potential landfill zone. Environmental Services have been consulted regarding the application and have raised no objection subject to conditions being imposed in relation to contamination should any unexpected contamination arise.
36. The site is on an area of previously developed land but is adjacent to the Village Green. KCC Ecology has commented on the application in respect of the potential impact of the development on protected species and biodiversity. No concerns have been raised regarding any potential harmful impact on biodiversity and a condition can be imposed to ensure that ecological enhancements are secured.
37. The level of detail provided on the surface water management is limited. The site however is already largely hard surfaced and this development has the opportunity to improve surface water run off rates through the use of SUDs and where appropriate permeable paving. As such a SUDs condition is recommended to ensure compliance with the Councils adopted SPD.
38. It has been confirmed that whilst the surrounding area to the site has archaeological potential, the site was previously disturbed as part of quarrying works in the 20th century. As a result of this, KCC Heritage has confirmed that there is unlikely to be any archaeological remains on the site. I do not consider there is any need for any conditions relating to archaeology as a result and there is likely to be no harm given the limited potential for remains to exist which are of any archaeological interest.

Human Rights Issues

39. I have also taken into account the human rights issues relevant to this application. In my view, the "Assessment" section above and the Recommendation below represent an appropriate balance between the interests and rights of the applicant (to enjoy their 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

40. 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

41. The proposed development would accord with the guidance set out in the Development Plan policies listed above and the guidance outlined in the NPPF. The proposed development would be located in a sustainable location within the confines of the village of Aldington where the level of service provision results in a high degree of sustainability and would provide 4 affordable units of accommodation to meet local need. The development would not result in harm to the visual amenity of the locality or amenity of occupiers of neighbouring dwellings. There would be sufficient amenity for future occupiers of the proposed dwellings and sufficient off road parking for the future occupiers and residents in the immediate vicinity. There are no other matters that result in unacceptable harm and as such I recommend that planning permission is granted.

Recommendation

Permit

Subject to the following conditions:

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 & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Written details including source/ manufacturer, and samples of bricks, tiles and cladding materials to be used externally including in the construction of any hard surfacing shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the development shall be carried out only using the approved external materials.

Reason: In the interests of visual amenity.

3. A landscaping scheme for the site (which may include entirely new planting, retention of existing planting or a combination of both) shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Thereafter, the approved landscaping/tree planting scheme shall be carried out fully within 12 months of the completion of the development. 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 unless the Local Planning Authority give prior written consent to any variation.

Reason: In order to protect and enhance the amenity of the area.

4. 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 Sunday, Public or Bank Holidays.

Reason: To protect the amenity of local residents.

5. Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include the following:

(a) Parking and turning areas for construction and delivery vehicles and site personnel

(b) Provision of wheel washing facilities

The development shall thereafter be carried out in accordance with the approved Construction Management Plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety.

6. Prior to the commencement of the works to demolish the existing garages and the erection of the four dwellings and community parking hereby approved, the 6 additional community spaces to the rear of No 10 Ragstone Hollow, shown on drawing 15.129.03 Rev C shall be provided surfaced and drained in accordance with details to be submitted to and approved in writing by the Local Planning Authority. They shall thereafter be retained for ancillary parking of motor vehicles and access to the facility shall not be precluded.

Reason: To ensure adequate provision for vehicle parking for existing residents, in the interest of highway safety and residential amenity.

7. Prior to the first occupation of any of the units hereby permitted the remaining community parking spaces, shown on drawing number 15.129.03 Rev C and not referred to under condition 7 shall be provided surfaced and drained in accordance with details to be submitted to and approved in writing by the Local Planning Authority. They shall thereafter be retained for ancillary parking of motor vehicles and access to the facility shall not be precluded.

Reason: To ensure adequate provision for vehicle parking in order to prevent the displacement of car parking, in the interest of highway safety, and in the interest of visual amenity.

8. Prior to the commencement of development a detailed remediation scheme 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) must be submitted to and approved in writing by the Local Planning Authority. The scheme must describe all the relevant works to be undertaken including, the proposed remediation objectives and performance criteria, a schedule of works and site management protocols. The scheme must deliver a site that will not qualify as 'contaminated land' under Part 2A of the Environmental Protection Act 1990, having regard to the intended use of the land after remediation. The approved scheme shall thereafter be carried out in accordance with its approved terms, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be notified at least two weeks prior to commencement of the remediation scheme works. 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.

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.

9. 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 in accordance with the requirements of condition 9, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 9. 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.

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.

10. None of the dwellings shall be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To avoid pollution of the surrounding area. It may be necessary for the Local Planning Authority to consult the Water Authority about the sewage disposal arrangements but this should not form part of any condition.

11. Details of walls and fences to be erected within the development shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The walls and fences shall then be erected before the adjoining part of the development or dwelling is occupied in accordance with the approved details unless previously agreed in writing by the Local Planning Authority.

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

12. Prior to the commencement of the development details of drainage works, designed in accordance with the principles of sustainable urban drainage, shall be submitted to and approved in writing by the Local Planning Authority and 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 pursuant to Core Strategy Policy CS20.

13. Prior to the first occupation of any of the dwellings hereby approved, details of bicycle storage facilities showing a covered and secure space for each dwelling will have been submitted to and approved in writing by the Local Planning Authority. The approved bicycle storage shall be completed prior to occupation of the development and shall thereafter be retained.

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

14. 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-E; of Part 1 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

15. The two rear facing (north west elevation) rooflights to serve bedroom 2 of plot 2 shall be obscure glazed (privacy level/grade 3 or higher) and shall be non-opening up to a minimum height of 1.7 m above internal floor level. This specification shall be complied with before the development is occupied and thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard against overlooking and loss of privacy in the interests of amenity of occupiers of neighbouring properties.

16. Prior to the completion of the development hereby approved, details of how the development will enhance biodiversity shall be submitted to and approved in writing by the Local Planning Authority. These shall include the installation of bat and bird nesting boxes along with provision of generous native planting where possible. The approved details will be implemented and thereafter retained.

Reason: To enhance biodiversity

17. 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.

18. 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

Working with the Applicant

In accordance with paragraphs 186 and 187 of the NPPF Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service,
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application
- where possible suggesting solutions to secure a successful outcome,
- informing applicants/agents of any likely recommendation of refusal prior to a decision and,
- by adhering to the requirements of the Development Management Customer Charter.

In this instance

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

Background Papers

All papers referred to in this report are currently published on the Ashford Borough Council web site (www.ashford.gov.uk). Those papers relating specifically to this application may be found on the [View applications on line](#) pages under planning application reference 16/01828/AS

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Annex 1



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