

Planning Committee

Minutes of a Meeting of the Planning Committee held in the Council Chamber, Civic Centre, Tannery Lane, Ashford on the **17th January 2018**.

Present:

Cllr. Burgess (Chairman);

Cllr Link (Vice-Chairman);

Cllrs. Bartlett, Mrs Bell, Bennett, Mrs Blanford, Bradford, Buchanan, Clarkson (ex officio), Clokie, Dehnel, Farrell, Galpin, Hicks, A Howard, Howard-Smith, Ovenden.

In accordance with Procedure Rule 9.3 Councillors Bartlett, Mrs Bell and Howard-Smith attended as Substitute Members for Councillors Krause, Waters and Heyes respectively.

Apologies:

Cllrs. Heyes, Krause, Waters.

Also Present:

Joint Development Control Manager; Strategic Applications Team Leader; Head of Planning and Development, Principal Solicitor (Strategic Development); Member Services Officer.

320 Declarations of Interest

Councillor	Interest	Minute No.
Bartlett	Made a Voluntary Announcement as a Member of Kent County Council.	
Mrs Bell	Made a Voluntary Announcement as a Member of Kent County Council.	
Bennett	Made a Voluntary Announcement as a Member of the Weald of Kent Protection Society and Tenterden and District Residents Association.	
Blanford	Made a Voluntary Announcement as a Member of the Weald of Kent Protection Society and the Campaign to Protect Rural England.	
Burgess	Made a Voluntary Announcement as a Member of the Weald of Kent Protection Society.	
Clarkson	Made a Voluntary Announcement as a Member of the Weald of Kent Protection Society.	

- Clokie Made a Voluntary Announcement as a Member of the Weald of Kent Protection Society and Tenterden and District Residents Association.
- Farrell Made a Voluntary Announcement as a Member of Kent County Council.

321 Minutes

Resolved:

To approve the Minutes of the Meeting of this Committee held on the 13th December 2017 subject to an amendment to Minute 294, Application No. 17/01118/AS - Prince Albert, 109 New Street, Ashford, Kent, TN24 8TP to change the following statement;

“The Chilmington and Design Team Leader drew Members’ attention to the Update Report which contained further representations and additional comments. She read out the statements from each of the Ward Members, one in objection and one in support of the application. There was also one new Condition”

to read;

“The Chilmington and Design Team Leader drew Members’ attention to the Update Report which contained further representations and additional comments. She read out a statement from one of the Ward Members in objection to the application and a statement from one of the adjacent Ward Members in support of the application. There was also one new Condition”.

322 Schedule of Applications

Resolved:

That following consideration of (a), (b) and (c) below,

- (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) The views of 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 '-'

decisions be made in respect of Planning Applications as follows: -

Application Number	17/01638/AS	
Location	112 Beaver Road, Ashford, Kent, TN23 7SR	
Grid Reference	00851/41716	
Parish Council	South Ashford	
Ward	Norman (Ashford)	
Application Description	Change of use from C3 dwelling house to 'sui generis': an on-site managed short stay accommodation where no significant element of care is provided including erection of a bin store to front of site and replacement windows	
Applicant	Mrs S Williams, Head of Housing, Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, TN23 1PL	
Agent	Mr D Scarsbrook, Project Delivery Team, Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, TN23 1PL	
Site Area	0.04ha	
(a) 30/2R 1S	(b) -	(c) ESM/X, Street Scene/+, Housing/+

The Joint Development Control Manager drew Members' attention to the Update Report. Following submission of the Ashford Local Plan 2030 the policies contained within it should be afforded some weight. The site was not currently in the ownership of Council however the Council was negotiating to purchase it. It had not been possible to accommodate wheelchair access at the property due to the difference in levels between the road and the property. Wheelchair accessible accommodation would be provided in the neighbouring Christchurch House, which would operate in conjunction with the proposal before the Committee. The church, which was located next to the property, was Grade II Listed, Officers advice was that there would be no impact on the setting of the listed building.

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 proposed windows to the front elevation, where replacing existing sash windows, shall be replaced with operational sash windows unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

4. Prior to the commencement of the development, details of walls and fences to be erected within the development shall be submitted to and approved in writing by the Local Planning Authority. The walls and fences shall then be erected before the first use of the premises 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.

5. The premises/site shall only be used for short stay residential accommodation with ancillary facilities and not for any other purpose whether or not in the same use class of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or any subsequent Order revoking or re-enacting that Order, or whether the alternative use is permitted by virtue of Article 3 and Schedule 2 Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking or re-enacting that Order.

Reason: In order to preserve the amenity of the locality.

6. Prior to the premises first coming into use, the approved bicycle storage shall be completed and shall thereafter be retained for the occupiers and visitors to the site.

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

7. Prior to the first use of the premises, the approved refuse storage area as shown on approved drawings TOV – 004 and TOV - 005 shall be provided in accordance with these details and be retained for the storage of refuse bins unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the street scene.

8. 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 or Bank Holiday.

Reason: To protect the amenity of local residents.

9. 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.

10. 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

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- 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.
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Application Number	17/01714/AS	
Location	41 Haywain Close, Kingsnorth, TN23 3QL	
Grid Reference	599199/140116	
Parish Council	Kingsnorth Parish Council	
Ward	Washford	
Application Description	Conversion of integral garage into kitchen	
Applicant	Mr David Hartley	
Agent	-	
Site Area	0.03 ha	
(a) 7/-	(b) S	(c) -

The Strategic Applications Team Leader drew Members' attention to the Update Report. Following submission of the Ashford Local Plan 2030 the policies contained within it should be afforded some weight.

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 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.

3. The external materials and finishes to be used for the approved development shall be of the same size, colour, tone and texture as those of the existing building unless otherwise agreed in writing by the Local Planning Authority.

Reason: To assimilate the new development with the existing in the interests of visual amenity.

4. The area shown on the drawing labelled 'Proposed Ground Floor Plan', as a parking space for two vehicles, shall be provided prior to the commencement of the development and shall be retained 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 (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: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to parking inconvenient to other road users.

5. The development 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 site (e.g. as a result of departure from the plans hereby approved and/or the terms of this permission).

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

Plans/Documents approved

Site location plan

Existing and Proposed Elevations plan

Existing and Proposed Ground Floor plan (as received 21/12/17)

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 was provided with pre-application advice,
 - and was updated of any issues after the initial site visit.
 - The applicant was provided the opportunity to submit amendments to the scheme/address issues.
 - The applicant/agent responded by submitting amended plans.
 - The application was dealt with/approved without delay.
 - 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	17/01598/AS
Location	Tenterden Museum, Station Road, Tenterden, Kent, TN30 6HN
Grid Reference	88185/22203
Parish Council	Tenterden
Ward	Tenterden North
Application Description	Removal of existing signage and replacement with stove enamel with framing comprising 2no. non illuminated name boards and 1no. non illuminated decorative crest
Applicant	Victoria Couper, Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, TN23 1PL
Agent	As above
Site Area	0.21 ha

(a) 20 / - (b) TC / S (c) KH&T / -

The Joint Development Control Manager drew Members' attention to the Update Report. Following submission of the Ashford Local Plan 2030 the policies contained within it should be afforded some weight

Resolved:

Grant Consent

Conditions on grant:

1. a) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- b) No advertisement shall be sited or displayed so as to -:

endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

c) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

d) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

e) Where an advertisement is required under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

f) This consent expires at the end of 5 years from the date of this consent or the completion of the development whichever is the sooner.

Informative

1. It is the responsibility of the applicant to ensure that all necessary highway approvals and consents where required are obtained and that the limits of the highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

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 application was acceptable as submitted and no further assistance was required.
 - 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	17/01628/AS
Location	Tenterden Museum, Station Road, Tenterden, Kent, TN30 6HN
Grid Reference	88185/22203
Parish Council	Tenterden
Ward	Tenterden North
Application Description	Removal of existing signage and replacement with stove enamel with framing comprising 2no. non illuminated name boards and 1no. non illuminated decorative crest
Applicant	Victoria Couper, Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, TN23 1PL
Agent	As above
Site Area	0.21 ha

(a) 20 / - (b) TC / S (c) -

The Chairman drew Members' attention to the Update Report. Following submission of the Ashford Local Plan 2030 the policies contained within it should be afforded some weight.

Resolved:

Grant Consent

Conditions on grant:

1. The development to which this consent relates shall be begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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 application was acceptable as submitted and no further assistance was required.
 - 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 Kirsty Morland:
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