



## Planning Committee

Wednesday the 17<sup>th</sup> January 2018 at 7.00pm

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### Update Report for the Committee

The following notes and attached papers will be referred to at the meeting and will provide updated information to the Committee to reflect changes in circumstances and officer advice since the reports on the agenda were prepared

3. **Minutes** – To approve the Minutes of the Meeting of this Committee held on the 13<sup>th</sup> December 2017
4. Requests for Deferral/Withdrawal

### Part I – Monitoring/Information Items

None for this Meeting

### Part II – For Decision

5. Schedule of Applications
  - (a) **17/01638/AS - 112 Beaver Road, Ashford, Kent, TN23 7SR - 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**

#### Update 1

**Paragraph 13** under “Planning Policy” should be replaced with the following wording following the submission of the plan for examination:

“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. The new Ashford Local Plan to 2030 has now been submitted for examination and as such its policies should now be afforded some weight.”

The weight given to the policies of the new Ashford Local Plan 2030 in the officer’s report has been carried out as per the guidance set out in Paragraph 216 of the NPPF and states:

*“From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:*

- *the stage of preparation of the emerging plan (the more advanced the*

*preparation, the greater the weight that may be given);*

- *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- *the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)."*

#### Update 2

- **Paragraph 1** – this states that the site is owned by Ashford Borough Council. It should be clarified that whilst the Council are proposing the development and it is an application submitted by the Council, the building is not currently in the ownership of the Council.
- **Paragraph 28** – this states that the ground floor accommodation is to be designed to accommodate wheelchair access however it has not been possible to enable the ground floor to be accessible by a wheelchair by virtue of the levels difference between the property and the road. The ground floor at the neighbouring Christchurch House which is wheelchair accessible and will operate in conjunction with this proposal.

#### Update 3

The building is next to the church which is Grade II listed. Although the external alterations are extremely minor the committee must under statute, the NPPF and development plan consider any impact upon the setting of the listed building. Your officers advice is that there is no impact upon the setting of the listed building in this instance.

#### (b) **17/01714/AS - 41 Haywain Close, Kingsnorth, TN23 3QL - Conversion of integral garage into kitchen**

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- (c) **17/01598/AS - Tenterden Museum, Station Road, Tenterden, Kent, TN30 6HN - Removal of existing signage and replacement with stove enamel with framing comprising 2no. non illuminated name boards and 1no. non illuminated decorative crest**

**Paragraph 7** under "Planning Policy" should be replaced with the following wording following the submission of the plan for examination:

"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. The new Ashford Local Plan to 2030 has now been submitted for examination and as such its policies should now be afforded some weight."

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- (d) **17/01628/AS - Tenterden Museum, Station Road, Tenterden, Kent, TN30 6HN - Removal of existing signage and replacement with stove enamel with framing comprising 2no. non illuminated name boards and 1no. non illuminated decorative crest**

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