



Planning Committee

Wednesday the 21st April 2021 at 7.00pm

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. Requests for Deferral/Withdrawal
4. Schedule of Applications
- (a) **19/01597/AS** – Home Plus, Beaver Road, Ashford, Kent, TN23 7RR - The erection of 216 residential units comprising 207 apartments and 9 townhouses (C3) and commercial floorspace comprising 3 commercial units (Units A, B and C) for a flexible range of uses (A1, A3, A4, A5, B1, D1 and D2) and roof top restaurant, with associated access and landscaping.
- (b) **19/00442/AS** – Smallhythe House, Tawny Bank, Oakengates, Woodberry and Micken Lodge, Smallhythe Road, Tenterden, Kent TN30 7LN - Redevelopment to form 53 apartments for older people (60 years of age and/or partner over 55), guest apartment, communal facilities, access, car parking and landscaping. Revised scheme to application reference 19/01669/AS

Consultations; The following comments received:

Southern Water: Request an informative be added, if permission granted, advising that a formal application is required for connection to the public sewerage system.

KCC Biodiversity: Are satisfied that the submitted information provides a good understanding of the ecological interest of the site. Request that conditions be attached relating to:

- A management plan to demonstrate how habitats will be managed
- Submission of a bat mitigation strategy
- A site wide lighting strategy
- Further details be provided regarding the receptor site for GCN's and reptiles

Pages 116-119 – Table 1

Affordable Housing:

Deferred Contributions Mechanism: The sum to be confirmed.

Adult Social Care

Amend the total sum payable to £7,784.64 to reflect the reduction of one unit in this scheme

The Trigger Point should say: "From any Deferred Contributions received ... as identified by the viability assessment."

Community Learning

Amend total sum payable to £870.26 to reflect the reduction of one unit in this scheme

The Trigger Point should say: "From any Deferred Contributions received ... as identified by the viability assessment"

Health Care

The Trigger Point should say: "From any Deferred Contributions received ... as identified by the viability assessment"

Libraries:

Add the total sum payable to £2,938

The Trigger Point should say: "From any Deferred Contributions received ... as identified by the viability assessment"

Add additional Clause:

To limit Occupation to those over 60 (or partners over 55) only.

Necessary: To secure use in accordance with the standards applicable to this form of housing

Directly Related: Relevant to the form of accommodation for which permission is sought

Fairly and Reasonably related in scale and kind: Related in scale and kind only to the accommodation for which permission is sought.

(c) **20/00767/AS** – Conley Barn, Bulltown Lane, Brabourne, Ashford, TN25 5NB - Conversion of barn to residential dwelling (retrospective) and change of use of land to residential

- Update to para 19 of the report on page 145. As the distance between the south east elevation and the rear of Fallon is approximately 26m (with mature tree planting also separating the two properties within the control of Fallon) a condition requiring obscure glazing to first floor stairwell and landing windows is not necessary nor reasonable to safeguard the privacy of the residents of Fallon.
- Update to para 20 on page 145. As the distance between the north east elevation and the rear of Little Ford is approximately 40m (with tree planting also separating the two properties) a condition requiring obscure glazing to first floor windows is not necessary nor reasonable to safeguard the privacy of the residents of Little Ford.

Conditions:

- Condition 4 (obscure glazing) deleted as not required.

Additional conditions:

- Electric charging point
- Biodiversity enhancements

- (d) **20/00244/AS** – Land between Beech Hedges and 1, Cherry Garden Crescent, Wye - New detached 3 bedroom dwelling including off-street parking (Resubmission of application 13/01367/AS)

Amended application forms and Planning Statement have been submitted removing reference to social housing. The proposal is for 1 general market dwelling market dwelling. The application is not seeking to be justified on the basis of tenure type and falls to be considered under policies that cover unrestricted residential development within towns and villages (HOU3a) as set out in the assessment section of the report.

- (e) **21/00249/AS** – The Stour Centre, Tannery Lane, Ashford, TN23 1PL - Provision of new entrance canopy

None

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