



Planning Committee

Wednesday the 18th April 2018 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. **Minutes** – To approve the Minutes of the Meeting of this Committee held on the 14th March 2018

4. Requests for Deferral/Withdrawal – None.

5. **TPO/17/00027 - Confirmation of Tree Preservation Order No. 27, 2017 - Aldworth, Bromley Green Road, Ruckinge, Ashford, Kent TN26 2EG**

To confirm the order notwithstanding the objection and with amendments to its title, to Citation 1, and to the title of its map, to read “Aldworth and Talavera” in each case.

6. Schedule of Applications

(a) **17/01511/AS - Godinton House, Godinton Road, Ashford, Kent - The change of use from snooker hall and 2nd floors - Use D2) and part change of use of retail (ground floor use Class A1) to residential end use, to include the erection of a four storey side extension (south-east) and the creation of a recessed upper floor (4th) to comprise, in total, twenty eight apartments (1 no. 3-bed, 15 no. 2-bed and 12 no. 1-bed) along with ancillary works to include basement and surface car parking and landscaping. Part retention of retail use (A1) on ground floor**

Further colour elevations and images have been provided by the applicant which are shown in figures 1,2 and 3 below.



NE



NW



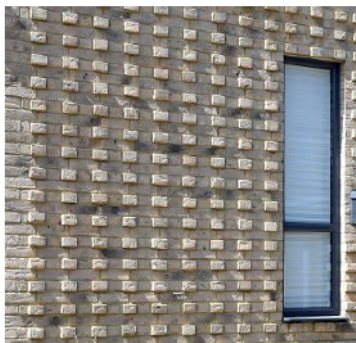
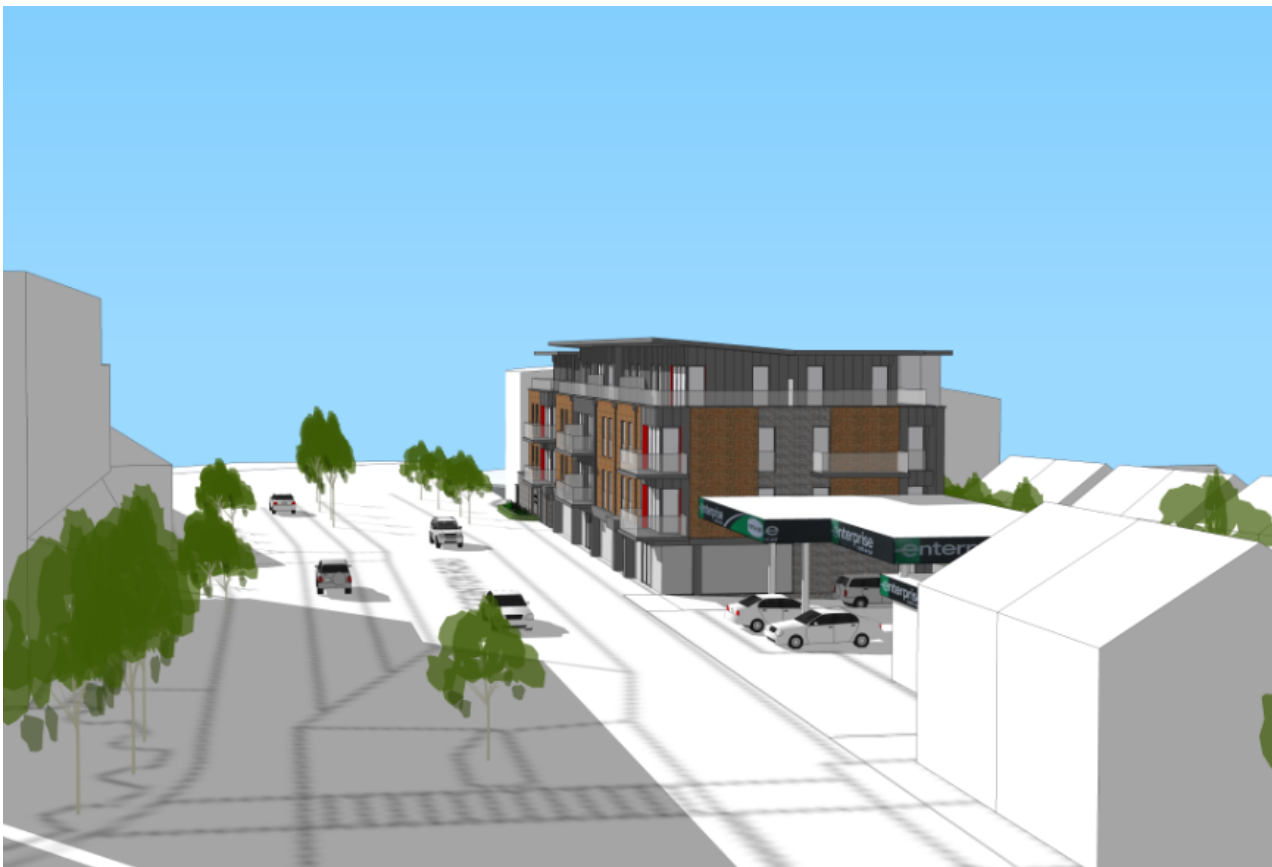
SW



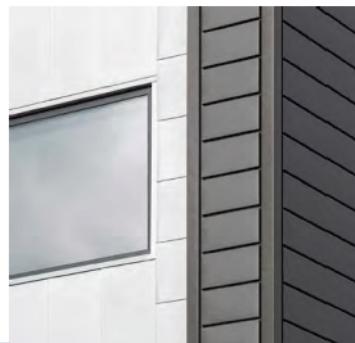
SE

Materials Elevations Godinton House Godinton Road Ashford TN23 1LH	1. Blue/Grey brick plinth 2. Dark zinc colour TBA 3. Red brickwork colour TBA 4. Grey aluminium window frames & reveals 5. Frameless glass balustrading 6. Frameless glass cladding to top stair-shaft	7. Grey aluminium door frames with s/s surrounds 8. Red aluminium reveal lining to corner windows 9. Dark zinc square section rmps & hoppers 10. Dark long strip zinc to plinth columns & fascias 11. Dark zinc parapet copings All finishes & colours & textures TBA with ABC	NTS 	THOMAS RUDDY RIBA CHARTERED ARCHITECT <small>10, WINDLE HILL LINDSEY WAY, 2ND FLOOR, ASHFORD, KENT, TN23 1LH TEL: 01233 834444 WWW.THRIBA.CO.UK</small>
			1101-P82	C





Example of brick texture use (iStock)



Example of flat / interlocking zinc (VM Zinc)



Example of red zinc with standing seam (VM Zinc)

Godinton House Godinton Road Ashford TN23 1LH	Examples of types of proposed materials (TBA)	NTS 		THOMAS RUDDY RIBA CHARTERED ARCHITECT <small>© Thomas Ruddy RIBA 2018 All rights reserved. No part of this publication may be reproduced without the prior written permission of Thomas Ruddy RIBA.</small>
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Further consultation responses

Environment Agency: No additional comments

Natural England: No objection

Kent County Council Flood and Waste Management: comment

“ We have no objection to the proposed changes for this development. The proposed alterations would not increase in the risk from surface water flooding”.

Table 1 Section 106 planning obligation agreement

Add to Paragraph 3 Strategic Parks the following

- Contributions towards park furniture, for new seats and benches (Victoria Park).

Add to Paragraph 6 Children’s and Young People’s Play Space the following:

- Play improvements would be towards provision for toddler play equipment: swings with safer surface, and multi-play unit with safer surface (Victoria Park).

Assessment section

Paragraph 53

The cycle parking provision of 30 spaces complies with the minimum cycle parking standards required under policies TC24 of the Town Centre Area Action Plan and TRA6 of the Ashford Local Plan Submission Version.

- (b) **17/01807/AS - Car Park opposite health and fitness club, Pluckley Road, Charing, Kent - Erection of a single storey building to accommodate an office and beauty salon with associated parking, services, infrastructure, ground works and landscaping**

A letter from the applicants, a brochure for the proposed development and a letter from a proposed occupier have all been circulated to members and are attached to this update paper.