

Ashford Borough Council

Decisions taken by the Cabinet on 10 October 2019

Minute No	Topic	Decision
177	Adoption of the WYE3/WNP11 Masterplan	<p>This report was a follow-up to the Cabinet report of September 2018 and considered issues raised at the time of the Cabinet resolution and subsequently in respect of the former ADAS site that formed part of the draft masterplan area. The Cabinet was asked to approve the draft masterplan as informal guidance for development management purposes, subject to the suggested changes in the recommendations, to assist decision-making on applications within the Masterplan's boundary.</p> <p>In accordance with Procedure Rule 9.3 Mr Jarman, representing Telereal Trillium, the owners of the site spoke on this item. He said he was pleased that, after a long gestation period, the Masterplan had reached the point of adoption and he hoped the Cabinet would follow Officers' advice to adopt. Like all parties to the Masterplan process there had been frustrations at delays along the way, but they did feel that the plan in its current form would be of great value in guiding the re-use and re-development of the former Wye College building complex. There was one point of detail that he wanted to address the Cabinet on and that was the proposal to reduce the number of buildings proposed at the former ADAS complex from 20 to 15. As a brownfield site with substantial existing buildings, that already had been subject of extensive negotiations with Officers, he asked that this be reconsidered and retained at 20. Indeed, during the process the number had already been reduced substantially from 27 to 20 and following the Cabinet's interim approval of that number last September that had progressed to pre-application discussions in January 2019 and the recent submission of the planning application. The Officers' comments with regard to the permitted development rights were noted but he felt that the key point was that the complex of buildings remained exactly the same in terms of site, buildings and constraints, so a proposal for 20 was realistic and still would reduce the overall amount of built floor space on the site within the AONB. He was aware supporting this in the Masterplan would in no way guarantee permission for 20 in a planning application and</p>

		<p>that would be dealt with at the appropriate time.</p> <p>In accordance with Procedure Rule 9.3 Mr Bartley, of Wye with Hinxhill Parish Council spoke on this item. He asked the Cabinet if Council Officers were clear on what kind of document they were recommending for adoption tonight. In his view Paragraphs 70 and 71 of the report suggested they did not. It was a document that had moved from a Supplementary Planning Document to a Design Brief. He said that adopted policy stated that the Masterplan should be a Supplementary Planning Document, and therefore be compliant with Regulation 8, and conform to other policy documents. The Parish Council knew that Telereal had challenged this policy requirement on the 25th April 2016. Then, at some point, Officers had pronounced that 'it had been decided' that the Masterplan would just be 'informal guidance'. He wondered where was the justification for this significant change to adopted policy, since planning law required that planning applications be determined in accordance with the development plan, in this case the Local Plan and Wye Neighbourhood Plan? Despite the receipt of some 2,000 comments, he said that the Masterplan map in Appendix 1 to the report had remained unchanged in over two years, bar one minor change to help the bin lorries. He asked where was the evidence that Officers had reassessed the entire Masterplan against the new Local Plan and revised NPPF policies? In the absence of this reassessment he asked how the Cabinet could know if the scale of the development proposed by the Masterplan was proportionate to the size of Wye and whether, the proposal would conserve and enhance the AONB's natural beauty? Specifically he asked how Policy HOU2 would apply in relation to heritage assets and the proposed care home flats, and HOU3a and HOU5 elsewhere on Wye3? He also asked why this Masterplan ignored Withersdane? These were a few of what he considered to be the many fundamental flaws in the process. With regard to traffic, he said that the TPP Assessment used an imputed fall back allowance. All the Cabinet had in front of it were assertions, and these pre-dated the change in the lawful use of the ADAS site and it's, as yet unknown, fall-back position. He asked where was the evidence of assessment of the MLM analysis? The ADAS site had profound implications for traffic. The lawful use issue would reverberate and impact on every number within the traffic model, on which</p>
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