



PLANNING COMMITTEE

Notice of a Meeting, to be held in the Council Chamber - Ashford Borough Council on Wednesday, 18th July, 2018 at 7.00 pm.

The Members of the Planning Committee are:-

Councillor Burgess (Chairman)
Councillor Link (Vice-Chairman)

Cllrs. Bennett, Bradford, Buchanan, Clarkson (ex-Officio), Clokie, Dehnel, Galpin, Heyes, Hicks, Krause, MacPherson, Ovenden, Waters, Chilton, Knowles and Wedgbury

Agenda

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1. **Apologies/Substitutes**

To receive Notification of Substitutes in accordance with Procedure Rule 1.2(iii) and Appendix 4

2. **Declarations of Interest**

1 - 2

To declare any interests which fall under the following categories, as explained on the attached document:

- a) Disclosable Pecuniary Interests (DPI)
- b) Other Significant Interests (OSI)
- c) Voluntary Announcements of Other interests

Note to Members of the Committee: The cut-off time for the meeting will normally be at the conclusion of the item being considered at 10.30pm. However this is subject to an appropriate motion being passed following the conclusion of that item, as follows:

“To conclude the meeting and defer outstanding items of business to the start of the next scheduled Meeting of the Committee”.

See Agenda Item 2 for further details

3. **Minutes**

To approve the Minutes of the Meeting of this Committee held on 20th June 2018

<https://ashford.moderngov.co.uk/documents/g3246/Public%20minutes%2020th-Jun-2018%2019.00%20Planning%20Committee.pdf?T=11>

4. **Requests for Deferral/Withdrawal**

5. **Schedule of Applications**

(a) **18/00413/AS**

3 - 94

Land at Lenacre Hall Farm, Sandyhurst Lane, Boughton Aluph, Kent – the development of 21 new residential dwellings, access, drainage, car and cycle parking and landscaping.

(b) **18/00098/AS**

Waterbrook Park, Waterbrook Avenue, Sevington, Kent - Hybrid planning application for mixed-use development comprising (1) Application for full planning permission for the construction and operation of a 600-space truck stop; a 2,612sqm GIA service building providing 1,734sqm GIA of ancillary truck stop service facilities and 878sqm GIA of B1 offices; buildings providing 6,308sqm GIA of class B1, B2 and B8 floorspace for small and medium enterprises; associated access, parking and landscaping, including highway infrastructure works to Waterbrook Avenue and (2) Application for outline planning permission (with all matters reserved) for 8.9ha of employment uses comprising uses falling within use classes B1, B2 and B8, a class A1 superstore of up to 2323sqm, drive-through restaurants (use classes A3/A5), a petrol filling station and ancillary convenience store, and car showrooms (sui generis); and up to 400 residential dwellings, with class A1 neighbourhood retail uses, associated drainage, parking, landscaping and infrastructure

(c) **18/00724/AS**

95 - 132

Land south of junction of Beaver Road and Victoria Road, Ashford, Kent - Proposed minor material amendments to planning permission 16/01164/AS for a 120-bedroom hotel involving minor changes to layout, the provision of an additional storey and related elevation changes with associated parking, landscaping and access works

(d) **18/00584/AS**

133 - 196

- Site of former Klondyke Works, Newtown Road, Ashford, Kent -
The erection of 93 dwellings with associated highways, parking
and landscaping
- (e) **18/00483/AS** 197 - 252
- Land north of Five Bars, Tally Ho Road, Shadoxhurst, Kent -
Outline planning permission for up to 60 residential dwellings
(including up to 40% affordable housing), introduction of
structural planting and landscaping, change of use of
agricultural land to informal public open space , surface water
flood mitigation and attenuation, vehicular access point from
Tally Ho Road and associated ancillary works. All matters to be
reserved with the exception of the main site access
- (f) **18/00362/AS** 253 - 270
- Venruth, Redbrook Street, Woodchurch, Ashford, TN26 3QU -
Variation of condition 04 of planning permission 15/00223/AS to
allow for a larger caravan on site
- (g) **18/00125/AS** 271 - 298
- Oakwood Cottage, Etchden Road, Bethersden, Ashford, Kent,
TN23 3BZ - Erection of cabin/lodge and change of Use of both
Cabin/Lodge and land to a Wedding Facility, Siting of a
Wedding Marquee and Service Tent, hardstanding, decking and
canopy and Change of Use of Land for Parking Guest Cars for
15 Weddings held between April and October Each Year
(retrospective)
- (h) **17/01511/AS** 299 - 388
- 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
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
- (i) **18/00673/AS** 389 - 408
- Woodacre, Ingleden Park Road, Tenterden, Kent TN30 6NS -
Demolition of existing garage and construction of a new 3 bed
dwelling
- (j) **18/00765/AS** 409 - 420
- Bockhanger Community Centre, Bybrook Road, Kennington,
Ashford, Kent, TN24 9JE - Application for prior notification of
proposed demolition of existing community building

Note for each Application:

- (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) 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 '-'

Note on Votes at Planning Committee Meetings:

At the end of the debate on an item, the Chairman will call for a vote. If more than one motion has been proposed and seconded, the motion that was seconded first will be voted on first. When a motion is carried, the Committee has made its determination in relation to that item of business and will move on to the next item on the agenda. If there are any other motions on the item which have not been voted on, those other motions fall away and will not be voted on.

If a motion to approve an application is lost, the application is not refused as a result. The only way for an application to be refused is for a motion for refusal to be carried in a vote. Equally, if a motion to refuse is lost, the application is not permitted. A motion for approval must be carried in order to permit an application.

DS

12 July 2018

Queries concerning this agenda? Please contact membersservices@ashford.gov.uk
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