

Planning Committee

Minutes of a Meeting of the Planning Committee held in the Council Chamber, Civic Centre, Tannery Lane, Ashford on the **15th August 2018**.

Present:

Cllr. Burgess (Chairman);

Cllr. Link (Vice-Chairman);

Cllrs. Bennett, Bradford, Buchanan, Clarkson (ex officio), Clokie, Dehnel, Galpin, Heyes, Hicks, Knowles, Ovenden, Waters, Wedgbury.

Apologies:

Cllr. Chilton.

Also Present:

Cllrs. Mrs Bell, A. Howard.

Joint Development Control Manager; Head of Development Management and Strategic Sites; Environmental Health Officer; Local Transport and Development Planner (Kent County Council Highways and Transportation); Principal Solicitor (Strategic Development); Member Services and Ombudsman Complaints Officer.

126 Declarations of Interest

Councillor	Interest	Minute No.
Burgess	Declared a Voluntary Interest as he was a Member of the Weald of Kent Protection Society.	128 – 18/00262/AS
Clarkson	Declared a Voluntary Interest as he was a Member of the Weald of Kent Protection Society.	128 – 18/00262/AS
Clokie	Declared a Voluntary Interest as he was a Member of the Weald of Kent Protection Society.	128 – 18/00262/AS
Dehnel	Declared an Other Significant Interest as one of his relations lived within earshot of the application site. He said he would leave the Chamber for the item, which he did.	128 – 18/00125/AS

127 Minutes

Resolved:

That the Minutes of the Meeting of this Committee held on the 18th July 2018 be approved and confirmed as a correct record.

128 Schedule of Applications

Resolved:

That following consideration of (a), (b) and (c) below,

- (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) The views of 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 '-'

decisions be made in respect of Planning Applications as follows: -

Application Number	18/00125/AS
Location	Oakwood Cottage, Etchden Road, Bethersden, Ashford, Kent, TN23 3BZ
Grid Reference	96004/22125
Parish Council	Bethersden
Ward	Weald Central
Application Description	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)
Applicant	Mr and Mrs Turner Oakwood Cottage, Etchden Road, Bethersden, Ashford, Kent TN23 3BZ
Agent	Mrs Helen Whitehead Price Whitehead Chartered Surveyors Forstal Farm, Appledore Road, Tenterden TN30 7DF
Site Area	0.42 hectares
(a) 7/ 4R	(b) Bethersden - R (c) KHT – R, KCCE – R, WT – R, KWT – R, EP - R

The Head of Development Management and Strategic Sites drew Members attention to the Update Report. Cllr. Mrs Blanford had submitted her views on the application, and there were additions to the Proposal section of the report, as well as further consultation responses. There was also an amendment to the Assessment and Recommendation in the report.

In accordance with Procedure Rule 9.3, Ms Sage, a neighbour, spoke in objection to the application. She said she was speaking on behalf of herself and other neighbours. The venue had already had a significant impact on neighbours. There had been multiple disruptions through additional traffic and visitors to the site. The noise levels had been distressing. On at least three occasions over the summer the music could be heard by Ms Sage in her garden, and on one occasion she could hear the music indoors over the sound of her television and in her bedrooms with the windows shut. The road access was unsuitable for the additional traffic and the additional delivery vehicles. Access was down a single-track road which was frequently used by horse riders, cyclists and pedestrians. The venue was surrounded by ancient woodland and

the area was rich with rare birds, bats and other wildlife, which could be impacted by the proposal. The marquee was out of keeping with the surrounding countryside. There was also a significant amount of increased litter in the lanes around the wedding dates. The proposal was not addressing any local business need as there were already a number of alternative venues in the area. The additional venue could impact negatively on this existing business. Ms Sage requested that the application be rejected.

In accordance with Procedure Rule 9.3, Ms Whitehead, the agent, spoke in support of the application. The photos she had provided and the drone flyover she displayed aimed to convey the carefully protected natural setting of the venue. It was unfortunate that Members could not see the site for themselves as they would realise what a charming, low-key venue it was. Neither KCC Ecology nor Kent Wildlife supported the application but neither had visited and no account had been taken of harmful works carried out by previous owners, now remedied by the applicants. The report advised of a TPO on the woodland but did not convey that within this the Council granted planning for the applicant's house or the multiple council tax payments taken for the mobile home located on the wedding lodge site or that the TPO had been imposed in the 1960's to ensure community woodland use, not for the protectionist reasons inferred or that the site lay outside of the ancient woodland designation, except for a single image in the report. The nearest neighbours did not object. None of the four objectors' houses overlooked Oakwood. All were over 460m away, and some beyond a kilometre. All were screened in various ways, as shown in the second plan. A late U-turn by Environmental Services rescinded Council Officers' support, subject to planning conditions. A second acoustic report was commissioned from new consultants. The results provided were based on background noise levels which matched the Council's findings, and it was concluded that Oakwood could be managed with reasonable control measures imposed. Therefore, the application should not be refused on noise grounds. KCC Highways objected to the use of Etchden Road, but incorrect assumptions prompted the further commissioning of a transport survey. This report was based on actual weddings held. The first wedding did exceed 120 guests due to a booking confusion, but 120 was the maximum. It was demonstrated that KCC's objection on highways grounds was unfounded and the proposal should be considered acceptable. The Officer's report did not mention that the venue was erected for a private family wedding, and it was only at this event that it became clear that there was demand for this style of affordable wedding facility. The Officer recognised that the proposal was supported by economic policy. There were never fireworks and no cans of alcohol were sold to guests. Events ended at 11pm sharp. Recommended noise limits and mitigation could be met. No HGVs or lorry block attended the site. Wedding events occurred over a single day only. No tree or ecology would be impacted. This application was low impact.

One of the Ward Members attended and spoke in support of the application.

Resolved:

Refuse

on the following grounds:

The proposal would represent unsustainable and unacceptable development contrary to saved Ashford Borough Local Plan 2000 policies GP12, EN30, EN31, EN32, Core Strategy 2008 policies CS1, CS9, CS11 and CS15, Tenterden and Rural Sites DPD 2010 policies TRS10, TRS17 and TRS18, submission Local Plan 2030 policies SP1, SP6, ENV1, ENV3a, ENV5, EMP5 and TRA7, the National Planning Policy Framework and Planning Policy Guidance and Landscape Character SPD 2011, Standing Advice: Ancient woodland and veteran trees: protecting them from development and would therefore be contrary to interests of acknowledged planning importance for the following reasons

1. The Lodge, marquees, and concrete slabs appear out of character and incongruous in this woodland setting and the maintained land with the hardstanding areas, paths and fences would not respect the semi-natural transition to the ancient woodland. This would result in harm to the visual amenity of the locality, its distinctiveness and sense of place

2. The development would give rise to an unacceptable level of noise and disturbance to residents within the locality as a result of the playing of music and in addition to the immediate resident opposite the site entrance at South Landing from ancillary activities associated with the weddings. As a result, the residential amenity of the occupiers of dwellings in the locality would be significantly harmed.

3. a) the proposal would fail to provide an appropriate 15m buffer to the ancient woodland

3. b) the proposal would lead to an increase in noise, light, recreational use and potential overspill car parking within the 15m buffer zone of the ancient woodland and likely harm to the habitat in the local wildlife sites.

As a result of 3. a) and b) above this would lead to direct impacts on the habitat from damage to soils, ground flora, fungi, roots, understorey from compaction, pollution as well as indirect impact on the habitat from the loss of connections, increased traffic and visitors, light pollution and litter.

4. The proposal site is served from Etchden Road which is a single track rural road with a lack of suitable passing places. The additional vehicle activity and traffic, which would include large delivery vehicles could not be accommodated on the road with no possibility of effective and implementable highway improvement works, to the detriment of highway safety.

Note to Applicant

1. Working with the Applicant

In accordance with paragraphs 186 and 187 of the NPPF Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service,
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application
- where possible suggesting solutions to secure a successful outcome,
- informing applicants/agents of any likely recommendation of refusal prior to a decision and,
- by adhering to the requirements of the Development Management Customer Charter.

In this instance:

- the applicant/agent was updated of any issues after the initial site visit;
 - given the opportunity to address concerns raised about biodiversity and the ancient woodland;
 - The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.
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Application Number	18/00262/AS
Location	Land between Ransley Oast and Greenside, Ashford Road, High Halden, Kent
Grid Reference	90255/39125
Parish Council	High Halden
Ward	Weald Central
Application Description	Proposed construction of 43 residential dwellings and associated garages/parking including construction of proposed access road and other associated works.

Applicant Cala Homes (South Home Counties) Ltd

Site Area 2.32 hectares

(a) 74/10R, 4S (b) High Halden - (c) KHS - X, KCC SuDS - X, SWS - X, KCCE - X, PROW - X, KCCDC - X, KAS - X, Housing - X, EH - X, ES - X, BTOD - X, CSCF - X, NHS - X, POL - X, KWT - X, WKPS - R, RA - X

The Head of Development Management and Strategic Sites drew Members' attention to the Update Report. There were additional amended sentences added to the Proposal section, and additional comments in response to consultation. There were amendments to various paragraphs within the report and amendments to the proposed planning obligations. There was also a change to the Recommendation, and two further conditions.

In accordance with Procedure Rule 9.3, Mr Towle, the agent, spoke in support of the application. He said there was continued concern over the shortage of housebuilding countrywide and, more importantly, the shortage of Affordable Housing. This site had the potential for 43 new family homes, 17 of which would be Affordable. A considerate design sought to demonstrate that this was an appropriate site for family housing. Advice had been received from consultants and Council Officers, as well as Design SouthEast. Consultation had been undertaken with the Parish Council and local residents, which had led to significant amendments and revisions to the scheme to reflect the concerns expressed. The scheme now had the support of the Parish Council. A public consultation in the village was held to explain the applicant's intentions, which gave an insight into local issues regarding the site, and in recognition of these the applicant had amended the scheme to incorporate such features as the pedestrian crossing on Ashford Road. The design had also been amended to address potential overlooking issues and to include bungalows. Pre-application meetings had been held with the Council's Planning Officers and the design had been amended to address comments by consultees. The views of the Design SouthEast panel had been sought, and changes had been made to the design as a result. A second design review on the revised scheme was generally supportive. Views of the ecologist, landscape architect and Highways Officers were taken into account. Mr Towle asked the Committee to approve the application.

In accordance with Procedure Rule 9.3, Mr Audsley, on behalf of High Halden Parish Council, spoke in qualified support of the application. He said the village took a pragmatic approach to development. The community had approximately 650 households, with applications for developments pending or approved of approximately 190 homes, which was a 29% increase in the size of the village. This would result in approximately another 450 residents. The Parish Council was grateful to be involved

in the design review for the application, and was pleased that note had been taken of their comments. Mr Audsley drew Members' attention to some minor errors in the report: there had not been a post office in the village for several years and the bus service was only two-hourly. The report mentioned the S33 Hope House scheme in the Local Plan for 28 houses but not the S60 one for up to 50 homes at Pope House Farm. Mr Audsley questioned why this had been omitted. The Parish Council had raised their concerns on several issues. They were very happy that 17 of the 43 proposed homes would be Affordable, but asked that the figure was not allowed to be reduced during the planning process. There was a clear need for Affordable Homes in the village as High Halden was not an affluent village. The Parish Council was also pleased to see the inclusion of a puffin crossing but asked that steps were taken to ensure safe access to the site for pedestrians and vehicles. Further speed restrictions would be welcomed. The Parish Council also asked that tight arrangements for the maintenance of open spaces were agreed as this site was in a prominent position and visible for locals and passers-by. Serious consideration should be given to the occupiers of neighbouring residences who were concerned about the impact this development would have on their properties. This was a major development, and the Parish Council urged that strict conditions be applied.

One of the Ward Members attended and spoke, also on behalf of the other Ward Member, in support of the application.

Resolved:

(A) Subject to the applicant first entering into a section 106 agreement/undertaking in respect of planning obligations set out in table 1. in terms agreeable to the Head of Development Management and Strategic Sites in consultation with the Head of Legal and Democracy, with delegated authority to the Head of Development Management and Strategic Sites to make or approve changes to the planning obligations and planning conditions (including adding or deleting conditions), as she sees fit.

Table 1

	Planning Obligation		
	Detail	Amount(s)	Trigger Point(s)
1.	<u>Affordable Housing</u> Provide not less than 40% of the units as affordable housing, comprising 47% affordable rent units and 53% shared ownership units in the locations and with the floorspace, wheelchair	40% of units as affordable: 8x affordable rent (4x 1 bed flat, 2x 2 bed house, 2x 3 bed house)	Affordable units to be constructed and transferred to a registered provider upon occupation of 75% of the open market dwellings.

	Planning Obligation		
	Detail	Amount(s)	Trigger Point(s)
	<p>access (if any), number of bedrooms and size of bedrooms as specified.</p> <p>The affordable housing shall be managed by a registered provider of social housing approved by the Council. Shared ownership units to be leased in the terms specified. Affordable rent units to be let at no more than 80% market rent and in accordance with the registered provider's nominations agreement.</p>	<p>9x shared ownership (5x 2 bed house, 4x 3 bed house)</p>	
2.	<p>Children's and Young People's Play</p> <p>Contribution towards the modular play system for the children's play area at Hopes Grove</p>	<p>£649 per dwelling for capital costs</p> <p>£663 per dwelling for maintenance</p>	Before completion of 75% of the dwellings
3.	<p><u>Informal/Natural Space</u></p> <p>Contribution towards 6x picnic benches and purchase of 1.8 acres of land off Church Hill near to St Mary's Church and Churchfield House for retention and maintenance as a</p>	<p>£434 per dwelling for capital costs</p> <p>£325 per dwelling for maintenance</p>	Before completion of 75% of the dwellings

	Planning Obligation		
	Detail	Amount(s)	Trigger Point(s)
	wildflower meadow		
4.	<u>Outdoor Sports</u> Contribution towards the provision of MUGA on the sports field at Hopes Grove, outdoor gym for Hookstead Green and drainage works to the sports fields at Hopes Grove.	£1,589 per dwelling for capital costs £326 per dwelling for maintenance	Before completion of 75% of the dwellings
5.	<u>Strategic Parks</u> Contribution to new timber dipping platform at Victoria Park	£146 per dwelling for capital costs £47 per dwelling for maintenance	Before completion of 75% of the dwellings
6.	<u>Allotments</u> Contribution towards a project to identify and acquire land within the Parish of High Halden for allotments and start up costs.	£258 per dwelling for capital costs £66 per dwelling for future maintenance	Before completion of 75% of the dwellings
7.	<u>Public Right of Way</u> Upgrade footway sleeper bridges in Parish of High Halden Allow the length of path AT154 from the site boundary to the church yard be upgraded to compacted stone surface	£1,000 £15, 000	Upon occupation of 75% of the dwellings
8.	<u>Secondary Schools</u> Towards Homewood Phase 2 expansion for	£4,115 per house	Half the contribution upon occupation of 25% of the

	Planning Obligation		
	Detail	Amount(s)	Trigger Point(s)
	2 mobile structures	£1,029 per 2 bed flat	<p>dwellings and balance on occupation of 50% of the dwellings</p> <p>To be index linked by the BCIS General Building Cost Index from Oct 2016 to the date of payment (Oct-16 Index 328.3)</p>
9.	Primary Schools Project: Towards the expansion of Woodchurch Primary School for a new building for small break out groups, SEN interventions and extra-curricular use	£3,324 per house. £831.00 per applicable 2 bed flat	Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings
10.	Libraries Contribution for additional bookstock for the mobile library service attending in High Halden	£48.02 per dwelling	Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings
11.	Health Care Project: of extension, refurbishment and/or upgrade of Ivy Court Surgery, Tenterden	£504 for each 1-bed dwelling £720 for each 2-bed dwelling £1,008 for each 3-bed dwelling £1,260 for each 4-bed dwelling £1,728 for each 5-bed dwelling or larger	Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings
12.	<u>Monitoring Fee</u> Contribution towards the Council's costs of monitoring compliance with the agreement or	£1,000 per annum until development is completed	First payment upon commencement of development and on the anniversary thereof in

Planning Obligation			
	Detail	Amount(s)	Trigger Point(s)
	undertaking.		subsequent years (if not one-off payment)
<p>Regulation 123(3) compliance: Fewer than five planning obligations which provide for the funding or provision of the projects above or the types of infrastructure above have been entered into.</p> <p>Notices must be given to the Council at various stages in order to aid monitoring. All contributions are index linked in order to maintain their value, unless otherwise agreed in writing. The Council's legal costs in connection with the deed must be paid.</p> <p>If an acceptable deed is not completed within 3 months of the committee's resolution, the application may be refused.</p>			

(B) Permit

Subject to the following conditions and note:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. No development shall commence until the applicant, or their agents or successors in title, have secured and implemented:

(a) archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority; and

(b) further archaeological investigation, recording and reporting, determined by the results of the evaluation, in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

3. No development (including groundworks, site or vegetation clearance) until an ecology mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. The content of the method statement shall include the:

a) updated ecological walkover survey and review of the existing specific species surveys;

- b) updated specific species surveys where necessary to inform the ecological mitigation;
- c) purpose and objectives for the proposed works;
- d) detailed design(s) and/ or working method(s) necessary to achieve the stated objectives;
- e) extent and location of proposed works, shown on appropriate scale maps and plans;
- f) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- g) persons responsible for implementing the works, including times during construction when specialist ecologists need to be present on the site to undertake/ oversee works;
- h) use of protective fences, exclusion barriers and warning signs;
- i) initial aftercare and long term maintenance (where relevant);
- j) disposal of any wastes for implementing work.

The works shall be carried out in accordance with the approved details and shall thereafter be maintained as such.

Reason: To protect and enhance the habitat of protected species and local wildlife.

4. No development shall commence until a detailed sustainable surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The detailed drainage scheme shall demonstrate that:

- a) the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated;
- b) silt and pollutants resulting from the site use and construction can be adequately managed to ensure there is no pollution risk to receiving waters

The works shall be carried out in accordance with the approved details and shall thereafter be maintained as such.

Reason: In order to reduce the impact of the development on flooding, manage run-off flow rates, protect water quality and improve biodiversity and the

appearance of the development.

5. No development shall commence until protective fencing has been installed to safeguard the root areas of the hedges and trees in accordance with drawing number 17145-BT4 and Arboricultural assessment & method statement prepared by Barrell Tree Consultant dated 13.08.2018 ref: 17145-AA4-DC, to protect their root areas from construction damage. It should be boarded out at ground level in accordance with British Standard 5837: 2012 "Trees in relation to design, demolition and construction." No level changes, service routings, materials storage, site traffic, building operations, storage, excavations, or other works shall take place within these protected tree root areas. The tree protection measures shall be complied with and maintained for the course of the proposed works.

Within any area fenced in accordance with this condition, nothing shall be stored, placed or disposed of above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit. The fencing shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

Reason: To enable the local planning authority to ensure the retention of trees and hedges on the site in the interests of visual amenity.

6. No development including any works of demolition or preparation works prior to building operations shall take place on site until a Construction Transport Management Plan and construction site layout plan have been submitted to, and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period and shall include:
 - a) parking for vehicles of site personnel, operatives and visitors;
 - b) loading and unloading of plant and materials including on-site turning for construction vehicles;
 - c) storage of plant and materials;
 - d) routing of construction and delivery vehicles to / from site;
 - e) timing of deliveries;
 - f) temporary traffic management / signage;
 - g) provision of boundary security hoarding behind any visibility zones;
 - h) on site wheel washing facilities;
 - i) measures to control the emissions of dust and dirt during construction; and

j) banksman where reversing HGVs onto the highway

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and neighbour amenity.

7. Prior to first occupation, an operation and maintenance manual for the proposed sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Those details shall include:

a) a description of the drainage system and its key components;

b) use of cut-off drainage ditches;

c) foul and surface water sewerage disposal;

d) an as-built general arrangement plan with the location of drainage measures and

critical features clearly marked;

e) an approximate timetable for the implementation of the drainage system;

f) details of the future maintenance requirements of each drainage or SuDS

component, and the frequency of such inspections and maintenance activities; and

g) Details of who will undertake inspections and maintenance activities, including the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: In order to reduce the impact of the development on flooding, manage run-off flow rates, protect water quality and improve biodiversity and the appearance of the development.

8. Prior to first occupation, a Verification Report for the surface water drainage system, carried out by a suitably qualified professional, shall be submitted to approved in writing by the Local Planning Authority which demonstrates the suitable operation of the drainage system such that flood risk is appropriately managed, as approved by the Lead Local Flood Authority. The Report shall contain information and evidence (including photographs) of:

- a) earthworks;
- b) details and locations of inlets, outlets and control structures;
- c) extent of planting;
- d) details of materials utilised in construction including subsoil, topsoil, aggregate and membrane liners;
- e) full as built drawings; and
- f) topographical survey of 'as constructed' features.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: In order to reduce the impact of the development on flooding, manage run-off flow rates, protect water quality and improve biodiversity and the appearance of the development.

9. Prior to the commencement of development the following details of proposed swales shall be provided and approved in by the Local Planning Authority:

- a) sections, plans and elevations to a large scale (at least 1:50) showing the swales with proposed tree planting/pits including species; and
- b) external finish, materials and colour of the swales including any bridge structures, culvert and pipes.

The development shall be built in accordance with the approved details.

Reason: To achieve a satisfactory drainage strategy and ensure the finish would complement the visual amenity of the surrounding area.

10. Prior to the commencement of development (excluding ground works) written details including source/ manufacturer, and/or samples of:

- a) fenestration details;
- b) bricks, tiles and cladding materials; and
- c) fascias, soffits and gutters

to be used externally shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out using the approved external materials.

Reason: In the interests of visual amenity.

11. Prior to the commencement of development (excluding ground works) written details and plans of all highway and footway designs:

- a) carriageway and footway materials;
- b) kerbs and line markings; and
- c) street signage for parking.

to be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out using the approved details and thereafter maintained.

Reason: In the interests of visual and occupier amenity.

12. Prior to first occupation the hard landscaping and hard and soft boundary treatments shall be provided in accordance with approved plans CALA21506 11 G sheet 1, 2, 3 and 4.

The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to first occupation or in the next planting season of the completion development hereby approved and thereafter maintained.

Any trees or other plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality.

13. Prior to first occupation a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed;
- b) Ecological trends and constraints on site that might influence management;
- c) Aims and objectives of management;
- d) Appropriate management options for achieving aims and objectives;

e) Prescriptions for management actions, together with a plan of management compartments

f) Details of any necessary management or monitoring for the crossing structures;

g) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period;

g) Details of site inspections to ensure the management plan has been implemented and identify any ongoing repairs;

h) Dates of ongoing monitoring and management plan review;

i) Details of the body or organisation responsible for implementation of the plan; and

j) Ongoing monitoring or remedial works.

The approved plan will be implemented in accordance with the approved details.

Reason: To ensure that the receptor site, green spaces and connective structures maintain their ecological interest in the long term.

14. Prior to the occupation the recommendation measures detailed within section 10.0 of the Ecological Assessment prepared by Ethos Environmental Planning dated February 2017 must be implemented and retained for the life time of the development site.

Reason: To increase the biodiversity of the site and mitigate any impact from the development.

15. Prior to the installation of the electricity sub-station, plans with the external finish, materials and colour shall be submitted and approved in writing by the Local Planning Authority. The approved details shall be implemented and thereafter maintained.

Reason: In the interests of visual amenity.

16. Prior to the first use of the access, the visibility splays of 43 metres x 2.4 metres x 43 metres shown in drawings 5423.001 rev D and 5423.SK1 rev C of the Transport Statement prepared by Stuart Michael Associates dated July 2018 ref: 5423 shall be provided and maintained with no obstructions over 0.9 metres above carriageway level within the splays.

Reason: In the interests of highway safety nor cause inconvenience to other

highway users.

17. Prior to the first occupation of the dwellings hereby permitted, details including plans, shall have been submitted to and approved by the Local Planning Authority in writing for the installation of a High Speed wholly Fibre broadband To The Premises (FTTP) connection to the development hereby approved. Thereafter, the infrastructure shall be laid out in accordance with the approved details at the same time as other services during the construction process and be available for use on the first occupation of the building unless otherwise agreed in writing by the Local Planning Authority (where supported by evidence detailing reasonable endeavours to secure the provision of FTTP and alternative provisions that been made in the absence of FTTP).

Reason: To ensure that the new development in Ashford is provided with high quality broadband services enhancing Ashford as an attractive location in accordance with Policy EMP6 of the Ashford Local Plan 2030.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting or amending that Order with or without modification), no development within Schedule 2, Part 1, Classes A and B shall be carried out on the dwellinghouses permitted.

Reason: To enable the Local Planning Authority to maintain the size of the gardens to maintain the occupiers living environment.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification), no gates, walls, fences or other means of enclosure and no building as defined by Section 336 of the Town and Country Planning Act 1990 shall be erected forward of the principal elevation and along the front boundary with the road/driveway.

Reason: To protect the visual amenities of the locality.

20. Prior to first occupation space shall be laid out within the site in accordance with the approved plan Drawing No P32A, for vehicles to be parked on the spaces and car ports and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking /turning areas shall be maintained for the use of the occupiers of, and visitors to, the development, and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking and re-enacting that Order), shall be carried out on that area of land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: The above conditions are required in order that the development

should not prejudice highway safety nor cause inconvenience to other highway users.

21. Prior to first occupation, details of bicycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided and thereafter maintained.

Reason: To ensure the provision and retention of adequate off-street parking facilities for bicycles in the interests of highway safety and to encourage alternative transport.

22. Prior to the first occupation of each new dwelling with a designated parking space provided by means of a driveway, carport, or garage, the dwelling shall be provided with at least one electric vehicle charging point. The charging point may be a dedicated electric vehicle charging socket, or a suitably rated three-pin socket capable of safely providing a slow charge to an electric vehicle via a domestic charging cable. The charging point shall thereafter be retained available, in a working order for the charging of electric vehicles as far as practicably possible.

Reason: To take into account the cumulative impacts of development on air quality and to encourage the use of sustainable transport modes including incorporation of facilities for charging plug-in vehicles.

23. Prior to first occupation a service plan and street lighting plan, including details of the external luminaires, shall be submitted to and approved in writing by the Local Planning Authority. This shall comply with the guidance in the Bat Conservation Trust's Bats and Lighting in the UK guidance and Dark Skies SPD. The development shall be carried out in accordance with the approved details and thereafter maintained.

Reason: In the interest of highway safety and to maintain the habitat of protected species.

24. Prior to first occupation, completion of all off-site highway works to include new pedestrian crossing on Ashford Road as shown on drawing no. 5423.001 rev D to be carried out under a Section 278 of the Highways Act 1980 as shown

Reason: in the interests of highway safety and improvement in infrastructure to improve pedestrian routes.

25. Prior to first occupation, details of a new bound surface specification to the existing surface of Public Right of Way AT154 through the site shall be submitted to and approved in writing by the Local Planning Authority. This shall be implemented in accordance with the approved plans and thereafter maintained.

Reason: in the interests of highway safety and improvement in infrastructure to improve pedestrian routes.

26. Prior to first occupation, details for the following shall be submitted to and approved in writing by the Local Planning Authority:

- a) noise levels from the pumping station and electricity substation; and
- b) alternative ventilation for dwellings that front Ashford Road (A28).

The development shall be built in accordance with the approved plans and thereafter maintained.

Reason: to protect residential amenity from noise.

27. If unexpected contamination is found at any time when carrying out the approved development it must be reported in writing to the Local Planning Authority. An investigation and risk assessment must be undertaken to deal with contamination of land and/or groundwater, and where remediation is necessary a remediation scheme must be prepared to ensure that the site is suitable for the intended use (by removing unacceptable risks to human health, buildings and other property and the natural and historical environment). Following completion of the remediation scheme a verification report that demonstrates the effectiveness of the remediation carried out must be prepared and submitted for approval in writing by the Local Planning Authority. The proposal shall be completed in accordance with the approved details.

Reason: To ensure that risks from land contamination to the future users of land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

28. No construction activities shall take place, other than between 0800 to 1800 hours (Monday to Friday) and 0800 to 1300 hours (Saturday) with no working activities on Sundays or bank/public holidays.

Reason: To protect the amenity of local residents.

29. All existing trees, hedges or hedgerows shall be retained, unless shown on the approved drawings as being removed. All trees, hedges and hedgerows on and immediately adjoining the site shall be protected from damage for the duration of works on the site.

Any parts of existing hedges/hedgerows trees or plants which within a period of five years after planting or following first occupation of the development are removed, die or become seriously damaged or diseased in the opinion of the

Local Planning Authority shall be replaced in the next available planting season or sooner with others of similar size, species and number.

Reason: In the interest of visual amenity and retaining boundary features.

30. The finished floor level of dwelling on plots 17-20 and 23-25 shall be at least 300mm above ground levels.

Reasons: To ensure that the dwellings are protection from surface water run-off.

31. No meter boxes shall be installed on the front elevation of any of the dwellings hereby permitted, where reasonably practicable.

Reason: In the interest of visual amenity

32. A 5 metre wide buffer zone alongside the retained and new pond to the south east, shall be free from built development including lighting, domestic gardens and formal landscaping and shall thereafter be maintained.

Reason: To reduce any impact on protected species and minimise obtrusive light.

33. The development shall be carried out in accordance with the plans listed in the section of this decision notice headed Plans/Documents Approved by this decision, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.

34. The development approved shall be made available for inspection, at a reasonable time, by the local Planning authority to ascertain whether a breach of planning control may have occurred on the land (as a result of departure from the plans hereby approved and the specific terms of this permission/consent/approval).

Reason: In the interests of ensuring the proper planning of the locality, the protection of amenity and the environment, securing high quality development through adherence to the terms of planning approvals and to ensure community confidence in the operation of the planning system.

Note to Applicant

1. Working with the Applicant

In accordance with paragraph 38 of the NPPF Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on

solutions. ABC works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service,
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application
- where possible suggesting solutions to secure a successful outcome,
- informing applicants/agents of any likely recommendation of refusal prior to a decision and,
- by adhering to the requirements of the Development Management Customer Charter.

In this instance;

- The applicant requested pre-application advice and engaged in two design review panels.
- The applicant responded positively to matters raised in relation to drainage, landscaping, parking and highways.
- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

Application Number	18/00842/AS
Location	22 School Road, Charing, Ashford, TN27 0JN
Grid Reference	95166/580125
Parish Council	Charing
Ward	Charing
Application Description	Recladding of existing concrete panels that provide the exterior finish of the house, with an insulated render system.
Applicant	Ashford Borough Council Community & Housing Department
Agent	N/A

Site Area 0.44

(a) 6/- (b) S (c)

Resolved:

Permit

Subject to the following Conditions and Note:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the details of external materials specified in the application which shall not be varied without the prior written permission of the Local Planning Authority.

Reason: In the interests of visual amenity.

3. The development shall be carried out in accordance with the plans listed in the section of this decision notice headed Plans/Documents Approved by this decision, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.

4. The development approved shall be made available for inspection, at a reasonable time, by the local Planning authority to ascertain whether a breach of planning control may have occurred on the land (as a result of departure from the plans hereby approved and the specific terms of this permission/consent/approval).

Reason: In the interests of ensuring the proper planning of the locality, the protection of amenity and the environment, securing high quality development through adherence to the terms of planning approvals and to ensure community confidence in the operation of the planning system.

Note to Applicant

1. Working with the Applicant

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- informing applicants/agents of any likely recommendation of refusal prior to a decision and,
- by adhering to the requirements of the Development Management Customer Charter.

In this instance

- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

Application Number	18/00845/AS	
Location	3, 5 & 7 Wheler Road, Charing, Ashford, TN27 0JU	
Grid Reference	95201/55875	
Parish Council	Charing	
Ward	Charing	
Application Description	Recladding of existing concrete panels that provide the external appearance of the houses with an insulated render system.	
Applicant	Ashford Borough Council Community & Housing Department	
Agent	N/A	
Site Area	0.44	
(a) 12/-	(b) S	(c)

Resolved:

Permit

Subject to the following Conditions and Note:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the details of external materials specified in the application which shall not be varied without the prior written permission of the Local Planning Authority.

Reason: In the interests of visual amenity.

3. The development shall be carried out in accordance with the plans listed in the section of this decision notice headed Plans/Documents Approved by this decision, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.

4. The development approved shall be made available for inspection, at a reasonable time, by the local Planning authority to ascertain whether a breach of planning control may have occurred on the land (as a result of departure from the plans hereby approved and the specific terms of this permission/consent/approval).

Reason: In the interests of ensuring the proper planning of the locality, the protection of amenity and the environment, securing high quality development through adherence to the terms of planning approvals and to ensure community confidence in the operation of the planning system.

Note to Applicant

1. Working with the Applicant

In accordance with paragraphs 38 of the NPPF Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner by;

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- as appropriate updating applicants/agents of any issues that may arise in the processing of their application
 - where possible suggesting solutions to secure a successful outcome,
 - informing applicants/agents of any likely recommendation of refusal prior to a decision and,
 - by adhering to the requirements of the Development Management Customer Charter.

In this instance

- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.
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Application Number	18/00846/AS	
Location	24, 30, 38, 40, 42, 48, 50, 54 & 69 Downs Way, Charing, Ashford, TN27 0LF	
Grid Reference	95390/49752	
Parish Council	Charing	
Ward	Charing	
Application Description	Recladding of concrete panels that provide the existing external finish with a reinforced insulated render system.	
Applicant	Ashford Borough Council Community & Housing Department	
Agent	N/A	
Site Area	0.44	
(a) 40/-	(b) S	(c)

Resolved:

Permit

Subject to the following Conditions and Note:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the details of external materials specified in the application which shall not be varied without the prior written permission of the Local Planning Authority.

Reason: In the interests of visual amenity.

3. The development shall be carried out in accordance with the plans listed in the section of this decision notice headed Plans/Documents Approved by this decision, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.

4. The development approved shall be made available for inspection, at a reasonable time, by the local Planning authority to ascertain whether a breach of planning control may have occurred on the land (as a result of departure from the plans hereby approved and the specific terms of this permission/consent/approval).

Reason: In the interests of ensuring the proper planning of the locality, the protection of amenity and the environment, securing high quality development through adherence to the terms of planning approvals and to ensure community confidence in the operation of the planning system.

Note to Applicant

1. Working with the Applicant

In accordance with paragraphs 38 of the NPPF Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner by;

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- where possible suggesting solutions to secure a successful outcome,
- informing applicants/agents of any likely recommendation of refusal prior to a decision and,
- by adhering to the requirements of the Development Management Customer Charter.

In this instance

- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.
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Queries concerning these Minutes? Please contact membersservices@ashford.gov.uk
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