

## Planning Committee

Minutes of a Meeting of the Planning Committee held in the Council Chamber, Civic Centre, Tannery Lane, Ashford on the **20th February 2019**.

### Present:

Cllr. Burgess (Chairman);

Cllr. Link (Vice-Chairman);

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

In accordance with Procedure Rule 1.2(iii) Cllrs. W. Howard and Shorter attended as Substitute Members for Cllrs. Buchanan and Krause respectively.

### Apologies:

Cllrs. Buchanan, Chilton, Krause, Macpherson.

### Also Present:

Chilmington and Design Team Leader; Principal Planning Officer; Senior Planning Officer; Tree Officer; Director of Place and Space; Principal Solicitor (Strategic Development); Senior Solicitor (Strategic Development); Member Services and Ombudsman Complaints Officer.

## 329 Declarations of Interest

Councillor	Interest	Minute No.
Bennett	Made a Voluntary Announcement as he was a Member of the Weald of Kent Protection Society.	
Burgess	Made a Voluntary Announcement as he was a Member of the Weald of Kent Protection Society.	
Clarkson	Made a Voluntary Announcement as he was a Member of the Weald of Kent Protection Society.	
Clokie	Made a Voluntary Announcement as he was a Member of the Weald of Kent Protection Society.	

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<b>Councillor</b>	<b>Interest</b>	<b>Minute No.</b>
Galpin	Made a Voluntary Announcement as he was the Portfolio Holder for Corporate Property and had a minor interest in the application. He would remain in the Chamber and take part in the discussion and vote.	332 – 18/01843/AS
Heyes	Declared a Disclosable Pecuniary Interest as he lived near the application site. He would make a statement as Ward Member and leave the Chamber for the discussion and vote, and he did so.	332 – 18/01843/AS
Ovenden	Declared an Other Significant Interest as the application site was directly opposite his business premises. He would leave the Chamber for the discussion and vote, and he did so.	332 – 18/01843/AS

### **330 Minutes**

#### **Resolved:**

**That the Minutes of the Meeting of this Committee held on the 16<sup>th</sup> January 2019 be approved and confirmed as a correct record.**

### **331 TPO/18/00013 - Confirmation of Tree Preservation Order No. 13, 2018 - Milchester House and Hookstead House, Hookstead, High Halden, Ashford TN26 3NE**

In accordance with Procedure rule 9.3, Mr Miller, a local resident, spoke in objection to the Tree Preservation Order. He said the tree was not currently in danger, would not be in danger in the future and would be looked after for decades to come. The tree was his tree, on his land and did an excellent job of screening the new estate of 25 houses. During the development of the 25 houses, he brought these trees to the attention of the Council. It was not on the landscaping plan and he was hoping the Council would insist that if any branches were removed on the development side, it would be by a qualified arborist. He was not asking for a TPO to be applied to the tree. In Spring and Autumn Coach House got reduced sunlight because T2 towered above the sitting room at 60 degrees. Mr Miller and the development site agent agreed that the tree needed trimming. One of the lower branches was over-hanging the development site and three metres needed to be taken from the top to reduce the height and allow light for Coach House. There would not be excessive pruning as the tree was required as a screen. The TPO, which would last forever, was going to be inconvenient, time consuming and unnecessary. Mr Miller said he did not want

any more red tape or bureaucracy. The tree was in good hands and a TPO was not necessary.

**Resolved**

**To confirm the modified order notwithstanding the objection.**

### **332 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: -**

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<b>Application Number</b>	18/01843/AS	
<b>Location</b>	Carlton Business Park, Carlton Road, Ashford, Kent	
<b>Grid Reference</b>	00118/42821	
<b>Ward</b>	Godinton	
<b>Application Description</b>	Variation of condition 33 on planning permission 17/01727/AS relating to plot 3 (industrial units) amending the hours of operation.	
<b>Applicant</b>	Gallagher Properties Ltd, c/o Agent	
<b>Agent</b>	MD Associates, 5 Chancery Lane, London, WC2A 1LG	
<b>Site Area</b>	2.23 hectares	
(a) -	(b) 80/-	(c) EHM - X

The Senior Planning Officer drew Members' attention to the Update Report. This included clarification of determination of applications under S73 of the Town and Country Planning Act. There was a further amendment to the wording of Condition 33, which the application sought to vary.

**Resolved:****Permit**

**Subject to the following Conditions and Notes (re-imposed from 17/01727/AS that remain relevant) with delegated authority to either the Head of Development Management and Strategic Sites or the Joint Development Control Managers to make or approve changes to the planning conditions (for the avoidance of doubt including additions, amendments and deletions) as she/he sees fit).**

1. Condition number not used.
2. Condition number not used.
3. Condition number not used.

Site wide conditions (plots 1, 2 & 3)

4. Drainage

The approved drainage system (16/00526/CONB/AS and 17/01727/CONB/AS) shall be maintained in accordance with the approved details and shall be retained in

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working order until such time as the development ceases to be in use.

**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 pursuant to Core Strategy Policy CS20 Sustainable Drainage.

5. Construction Management Plan

All details of the approved construction management plan dated 28 June 2016 shall be adhered to during the construction period.

**Reason:** To ensure provision of adequate off-street parking for vehicles and in the interests of highway safety and to protect the local amenity.

6. Landscaping

The approved landscaping/tree planting scheme (16/00562/COND/AS) shall be carried out fully within 12 months of the completion of the development. 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 unless the Local Planning Authority give prior written consent to any variation.

**Reason:** In order to protect and enhance the amenity of the area.

7. Ecology

Development shall be carried out in accordance with the recommendations of the Reptile Survey Report carried out by Ecology Solutions dated September 2015 unless otherwise approved in writing by the Local Planning Authority.

**Reason:** To protect and enhance existing species and habitat on the site in the future

8. Parking

The area shown on the approved drawings as vehicle parking space and turning shall be provided before the uses are commenced or the premises occupied, and shall be retained 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 (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:** Development without provision of adequate accommodation for the parking of vehicles is likely to lead to parking inconvenient to other road users.

9. Condition number not used.

10. Condition number not used.

11. **Plot 1 (grounds maintenance)**

Lighting

No further external lighting shall be installed without the prior written consent of the Local Planning Authority.

**Reason:** In the interests of visual and residential amenity and Dark Skies SPD

12. All external lighting shall be extinguished outside of the hours of 06.00 – 18.00 Mondays to Saturdays.

**Reason:** In the interests of visual and residential amenity and the Dark skies SPD

13. Use

The premises/site shall be used for the purposes of a grounds maintenance depot and not for any other purpose whether or not in the same use class of the Schedule to the Town and Country Planning (Use Classes) Order 2005 or any subsequent Order revoking or re-enacting that Order, or whether the alternative use is permitted by virtue of Article 3 and Schedule 2 Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking or re-enacting that Order.

**Reason:** In order to preserve the amenity of the locality.

14. Hours of use

There shall be no servicing of the buildings, no goods shall be loaded or deposited and no vehicles shall arrive, depart, be loaded or unloaded, within the grounds maintenance depot before 0600 hours or after 1800 hours Mondays to Saturdays: or at any time on Sundays, Public and Bank Holidays.

**Reason:** To protect the residential amenity of the locality.

15. Bicycle storage

The approved bicycle storage facilities shall be retained and made available for use.

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

16. Condition number not used.

17. **Plot 2 (concrete batching depot)**

Lighting

The approved external lighting shall be retained and maintained as approved and

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no further lighting installed without the written permission of the Local Planning Authority.

**Reason:** In the interests of residential amenity.

18. All external lighting shall be extinguished outside of the hours of 07.00 – 17.30 Monday to Friday and 07.00 – 13.00 on Saturdays.

**Reason:** In the interests of visual and residential amenity and the Dark skies SPD

19. Bicycle parking

The approved bicycle storage (16/00562/AS) shall be retained in perpetuity.

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

20. Use

The premises/site shall be used for the purposes of the use approved and not for any other purpose whether or not in the same use class of the Schedule to the Town and Country Planning (Use Classes) Order 2005 or any subsequent Order revoking or re-enacting that Order, or whether the alternative use is permitted by virtue of Article 3 and Schedule 2 Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking or re-enacting that Order.

**Reason:** In order to preserve the amenity of the locality.

21. With the exception of no more than 12 occasions in each calendar year, there shall be no servicing of the buildings, no goods shall be loaded or deposited and no vehicles shall arrive, depart, be loaded or unloaded before 0700 hours or after 1730 hours Mondays to Friday, 0700 hours or after 1300 hours on Saturdays: or at any time on Sundays, Public and Bank Holidays.

**Reason:** To protect the residential amenity of the locality.

**Plot 3 (industrial units)**

22. Condition not used

Lighting

23. The approved lighting shall be retained and maintained as approved and no further lighting installed without the written permission of the Local Planning Authority.

**Reason:** In the interests of residential amenity.

24. All external lighting shall be extinguished outside of the hours of 0600 hours– 1800 hours Monday to Saturdays.

**Reason:** In the interests of visual and residential amenity and the Dark skies SPD

BREEAM

25. a) part a) discharged under 17/01727/CONA/AS

b) Unless otherwise agreed in writing by the Local Planning Authority, the following shall be submitted to and approved in writing by the Local Planning Authority within 6 months of work commencing on a given phase:-

i) A feasibility study to establish the most appropriate local low and zero carbon ("LZC") technologies to install and which shall be in accordance with the feasibility study requirements set out within BREEAM 2011 New Construction (or subsequent equivalent requirements),

ii) Simplified Building Energy Model ("SBEM") calculations from a competent person stating the estimated amount of carbon emissions from energy demand with and without LZC technologies installed,

iii) A BREEAM 'Design Stage' report and related certification produced by a registered assessor, and

Details of the measures, LZC and other technologies to be used to achieve the BREEAM standard and credit requirements specified above.

c) Thereafter, the development shall be carried out in accordance with the approved report and details and the approved measures and LZC and other technologies for achieving the BREEAM standard and credit requirements specified above shall thereafter be retained in working order in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

d) Unless otherwise agreed in writing by the Local Planning Authority, within three months of occupation of the new buildings hereby approved the applicant shall have submitted to and approved in writing, parts 0 and 0 below by the Local Planning Authority for that building:

i) SBEM calculations from a competent person stating (i) the actual amount of carbon emissions from energy demand with the LZC technologies that have been installed and what the emissions would have been without them and (ii) the actual amount of residual carbon emissions, and a BREEAM 'Post Construction Stage' report and related certification produced by a registered assessor confirming the BREEAM standard that has been achieved and the credits awarded under Ene4.

**Reason:** In order to (a) achieve zero carbon growth and ensure the construction of sustainable buildings and a reduction in the consumption of natural resources, (b) seek to achieve a carbon neutral development through sustainable design features and on-site low and/or zero carbon technologies and (c) confirm the sustainability of the development and a reduction in the consumption of natural resources and to calculate any amount payable into the Ashford Carbon Fund, thereby making the development carbon neutral, all pursuant to Core Strategy policy CS10, the Sustainable Design and Construction SPD and NPPF.



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Landscaping/trees

26. The approved tree planting scheme and maintenance schedule (to include the planting of trees as shown on either approved drawing numbers GMDT005 or GMDT006) as approved under 16/00562/COND/AS, shall be carried out fully within 12 months of the completion of the development. Any trees 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 unless the Local Planning Authority give prior written consent to any variation.

**Reason:** In order to protect and enhance the amenity of the area.

Highways

27. Prior to the commencement of the development the proposed new access gate and crossover for HS1 and gas board maintenance shown on drawing GH-102-TP-01 shall be provided in accordance with the approved plans and maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of highway safety and the protection of the HS1 asset.

Bicycle parking

28. The approved bicycle storage shall be completed prior to occupation of the development and shall thereafter be retained.

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

Use

29. The premises/site shall be used for the purposes of B1(c), B2 and B8 and not for any other purpose whether or not in the same use class of the Schedule to the Town and Country Planning (Use Classes) Order 2005 or any subsequent Order revoking or re-enacting that Order, or whether the alternative use is permitted by virtue of Article 3 and Schedule 2 Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking or re-enacting that Order.

**Reason:** In order to preserve the amenity of the locality.

30. No mezzanine floor space shall operate independently from the ground floor of the unit in which it is located.

**Reason:** In order to preserve the amenity of the locality.

31. Industrial processing shall only take place in the buildings identified on the approved plans.

**Reason:** In order to preserve the visual character of the site and the amenity of the surrounding area.

32. There shall be no storage on the site other than within a building.

**Reason:** In order to preserve the visual character of the site and the amenity of the surrounding area.

Hours of use

33. There shall be no servicing of the buildings, no goods shall be loaded or deposited and no vehicles shall arrive, depart, be loaded or unloaded before 0600 hours or after 2200 hours Mondays to Friday and Saturdays before 0600 hours or after 1800 hours and at any time on Sundays, Public and Bank Holidays.

**Reason:** To protect the residential amenity of the locality

HS1

34. The works bulleted below shall be carried out only in accordance with the approved details (16/00562/CONF/AS):

- Hard and Soft landscaping arrangements for HS1 maintenance strip
- Adjustments to errant vehicle protection barrier and access gates to be compliant to standards and approved by KCC highways and evidence provided.
- Impact assessment for loads on tunnels.

**Reason:** The planning application does not contain the detail needed to identify potential effects upon the integrity, safety, security, operation, maintenance and liabilities of HS1 and HS1 Property.

35. The foundations and other works proposed below existing ground level shall be carried out in compliance with the approved details (16/00562/CONF/AS) unless previously agreed in writing by the Local Planning Authority in consultation with HS1.

**Reason:** To ensure that loads on, and settlement of, HighSpeed1 tunnels, structures, track and other infrastructure do not prejudice the safety or operation of HighSpeed1.

36. The approved special measures (16/00562/CONF/AS), to identify and protect HighSpeed1 or UK Power Networks buried services shall be shall only take place in compliance with approved measures unless the Local Planning Authority in consultation with HS1 has previously agreed in writing to any change

**Reason:** No such details have been provided. These services are crucial to the operation of HighSpeed1.

37. Works relating to size, loading and proximity to HighSpeed1 of additional ground

loads such as stockpiles shall be shall be carried out in conformity with the approved details (16/00562/CONF/AS) unless the Local Planning Authority in consultation with HS1 has previously agreed in writing to any change.

**Reason:** To ensure that the stability of HighSpeed1 tunnels, structures, track and other infrastructure is not prejudiced.

38. Activities likely to cause vibration in the vicinity of HighSpeed1 infrastructure such that a peak particle velocity (PPV) of 5mm/s may be exceeded at the railway boundary will be subject to agreement in advance in accordance with the approved details (16/00562/CONG/AS) in consultation with HS1.

Where activities could give rise to PPV of 5mm/s or greater, a vibration and settlement monitoring regime shall be submitted in writing to for approval by the Local Planning Authority in consultation with HS1. It shall be put in place prior to the start of works. HS1 shall be provided reasonable access to the results of monitoring

**Reason:** No details of vibration have been provided. To ensure that vibration does not prejudice safety, operation and structural integrity of HighSpeed1.

39. **Other (plots 1, 2 & 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.

40. The development 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 site (e.g. as a result of departure from the plans hereby approved and/or the terms of this permission).

**Reason:** In the interests of ensuring the proper planning of the locality and the protection of amenity and the environment, securing high-quality development through adherence to the terms of planning approvals, and ensuring community confidence in 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 creative 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,

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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 applicant/agent was updated of any issues after the initial site visit.
- The applicant was provided the opportunity to submit amendments to the scheme/ address issues.
- 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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<b>Application Number</b>	18/00956/AS
<b>Location</b>	Wagon and Horses, Faversham Road, Charing, Ashford, TN27 0NR
<b>Grid Reference</b>	598084 /151235
<b>Parish Council</b>	Charing
<b>Ward</b>	Charing
<b>Application Description</b>	Proposed rear two storey extension and the erection of a detached carport/store.
<b>Applicant</b>	Mr R Homewood, The Wagon and Horses,
<b>Agent</b>	Mr T Harmer, JPD Architecture Ltd, Tower Farm House. Faversham Road Ashford TN25 4HT
<b>Site Area</b>	0.3669 ha

The Principal Planning Officer drew Members' attention to the Update Report, which contained an image of the proposed first floor plan. There were also amendments to the reason for refusal numbers 1 and 3.

In accordance with Procedure Rule 9.3, Ms Hawkins, on behalf of Charing Parish Council, spoke in support of the application. She said this was a successful pub,

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which provided employment and supported tourism in the area. However, the applicants were currently facing challenges and needed to attract good staff and management to reside on site. This was a rural location, and therefore vulnerable to accessibility and break-ins and on-site management was crucial. It was widely known that Charing Parish Council was concerned to protect and enhance listed buildings. However, in this case the Parish Council did not consider that the proposed small extension would cause damage to the character of the property. There was already a large extension which dominated the original building. The proposed extension was to the rear and there would be limited visibility from the front of the site. It was in traditional Kentish design and incorporated the original extension to preserve the current style. Any manager would need a vehicle for some purposes, but not to travel to and from the building possibly four to six times per day. The Parish Council noted the points made by the Woodland Trust but considered that these were minor at most. Any issues could be controlled by conditions, as suggested by the Drainage Officer. Ms Hawkins said she had walked the woodland for 15 years and had never seen such intrusive and radical demolition of trees by the Woodland Trust to open up gateways for access by the public. The pub car park was frequently used by visitors to the woodland area and was in great demand. The crucial issue was to retain the viability of this public house for employment. The Parish Council was keen to avoid losing another public house in this rural area and urged Members to support local business as much as they supported large enterprise.

Members considered that:

- there was sufficient justification for an additional dwelling provided that it was tied to the use of the public house;
- the impact on the significance of the listed building was not sufficiently detrimental to justify a refusal;
- the development would not cause harm to the landscape quality of the AONB;
- any potential harm to the designated Ancient Woodland and trees could be mitigated by condition.

**Resolved:**

**Permit**

**Subject to the following Conditions and Notes**

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. Written details including source/ manufacturer, and samples of bricks, tiles and cladding materials to be used externally shall be submitted to and approved in writing by the Local Planning Authority before the development is

commenced and the development shall be carried out using the approved external materials.

**Reason:** In the interests of visual amenity.

3. The occupation of the dwelling hereby permitted shall be limited to a person working within Wagon and Horses Public House and to any resident dependents.

**Reason:** The site is outside any area in which residential development would normally be permitted

4. Prior to the commencement of the development details of drainage works, designed in accordance with the principles of sustainable urban drainage, shall be submitted to and approved in writing by the Local Planning Authority and the works shall be carried out and maintained in accordance with these 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 pursuant to Core Strategy Policy CS20

5. The dwelling hereby approved shall not be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

**Reason:** To avoid pollution of the surrounding area.

6. Prior to commencement of development an Arboricultural Method Statement and Tree Protection Plan shall be submitted to and approved in writing by the Local Planning and the development shall be carried out in strict accordance with the approved details.

**Reason:** Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality and in the interests of tree preservation and amenity

7. No work shall begin on the site until a foundation design has been submitted to and approved in writing by the Local Planning Authority. The foundations of the proposed development shall be designed to take into account the growth to maturity of such trees that are planted as part of the landscape scheme or which may reasonably be expected to be planted by future owner/ occupiers of the site. The development shall then be carried out in accordance with the approved details.

**Reason:** To ensure that no tree related subsidence problems occur in the future.

8. Prior to commencement of development a mitigation planting scheme which shall provide details of buffer planting as a compensation strategy for the deterioration of the Ancient Woodland 15 metre buffer zone shall be submitted

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to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

**Reason:** To ensure that adequate compensation is provided for the development within the 15 metre Ancient Woodland Buffer Zone

9. The approved development shall be carried out in such a manner as to avoid damage to the existing trees, including their root systems, and other planting to be retained by observing the following:
- (a) All trees to be preserved shall be marked on site and protected during any operation on site by temporary fencing in accordance with BS 5837:2012, (Trees in relation to design, demolition and construction - recommendations), to the satisfaction of the Local Planning Authority. Such tree protection measures shall remain throughout the period of construction
  - (b) No fires shall be lit within the spread of branches or downwind of the trees and other vegetation;
  - (c) No materials or equipment shall be stored within the spread of the branches or Root Protection Area of the trees and other vegetation;
  - (d) No roots over 25mm diameter shall be cut, and no buildings, roads or other engineering operations shall be constructed or carried out within the spread of the branches or Root Protection Areas of the trees and other vegetation;
  - (e) Ground levels within the spread of the branches or Root Protection Areas (whichever the greater) of the trees and other vegetation shall not be raised or lowered in relation to the existing ground level, except as may be otherwise agreed in writing by the Local Planning Authority.
  - (f) No trenches for underground services shall be commenced within the Root Protection Areas of trees which are identified as being retained in the approved plans, or within 5m of hedgerows shown to be retained without the prior written consent of the Local Planning Authority. Such trenching as might be approved shall be carried out to National Joint Utilities Group recommendations.

**Reason:** Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality in accordance with Policy EN1 of the Local Plan.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, no development shall be carried out within Classes A – D of Part 1 of Schedule 2 of that Order (or any Order revoking and re-enacting that Order), without prior approval of the Local Planning Authority.

**Reason:** In the interests of protecting the character and amenities of the locality

11. 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

12. 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.

### Notes to Applicant

1. Working with the Applicant

In accordance with paragraphs 38 of the NPPF Ashford Borough Council (ABC) takes a positive and creative 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 application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

- 2 The Local Planning Authority will work proactively with the applicant in order to discharge the conditions attached to this decision notice.



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<b>Application Number</b>	18/00957/AS
<b>Location</b>	Wagon and Horses, Faversham Road, Charing, Ashford, TN27 0NR
<b>Grid Reference</b>	598084 151235
<b>Parish Council</b>	Charing
<b>Ward</b>	Charing
<b>Application Description</b>	Proposed rear two storey extension
<b>Applicant</b>	Mr R Homewood, The Wagon and Horses
<b>Agent</b>	Mr T Harmer, JPD Architecture Ltd, Tower Farm House. Faversham Road Ashford TN25 4HT

The Principal Planning Officer drew Members' attention to the Update Report, which contained amendments to paragraphs 31 and 21.

**Resolved:**

**Grant Listed Building Consent**

**Subject to the following Conditions and Notes:**

1. The development to which this consent relates shall be begun before the expiration of 3 years from the date of this decision.

**Reason:** To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Before any works are carried out the following details shall be submitted to and approved in writing by the local planning authority and the works thereafter shall be carried out in accordance with the approved details.
  - (a) Detailed drawings to scale 1:5 and 1:1 of typical details of all new joinery, In addition, sections, mouldings and glazing bars shall be to a scale of 1:1 or 1:2 and will show means of fixing glazing. Details of finishes shall also be included.
  - (b) Details of the roof lights to be inserted, shown in situ which shall be of a 'conservation' style, to be flush with the roof plane
  - (c) Details of mechanical ventilation or flues to be installed including location, dimensions, colour and material

**Reason:** To ensure that special regard is paid the interests of protecting special architectural and historic character of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

3. All rainwater goods and other external pipework are to be painted (cast iron / aluminium)

**Reason:** To ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

### Notes to Applicant

1. Working with the Applicant

In accordance with paragraphs 38 of the NPPF Ashford Borough Council (ABC) takes a positive and creative 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,
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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.

- 2 The Local Planning Authority will work proactively with the applicant in order to discharge the conditions attached to this decision notice.

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<b>Application Number</b>	19/00065/AS
<b>Location</b>	1 to 12 and 20 to 23 Priory Way, Tenterden, Kent, TN30 7BX
<b>Grid Reference</b>	89345/33290
<b>Parish Council</b>	Tenterden

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<b>Ward</b>	Tenterden South
<b>Application Description</b>	Replacement of UPVC windows and doors
<b>Applicant</b>	Ashford Borough Council
<b>Agent</b>	N/A
<b>Site Area</b>	0.25 Ha.

**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 creative 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 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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<b>Application Number</b>	19/00130/AS
<b>Location</b>	48, 50, 196 and 198 Nine Acres, Kennington, Ashford, Kent, TN24 9JR
<b>Grid Reference</b>	01379/44115
<b>Parish Council</b>	Kennington
<b>Ward</b>	Bybrook (Ashford)
<b>Application Description</b>	Replacement of UPVC windows and doors
<b>Applicant</b>	Ashford Borough Council

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**Agent** N/A

**Site Area** 0.05 Ha.

**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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- 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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<b>Application Number</b>	18/00758/AS
<b>Location</b>	Culvers, Ball Lane, Kennington, Ashford
<b>Grid Reference</b>	02478 45312
<b>Parish Council</b>	Kennington
<b>Ward</b>	Kennington (Ashford)
<b>Application Description</b>	Removal of chimney breast between kitchen and breakfast room, including removal of modern chimney stack and internal chimney breast at first floor level
<b>Applicant</b>	Dr Robin Wolfe-Murray, Culvers, Ball Lane, Kennington TN25 4EB
<b>Agent</b>	Mr Tim Wolfe-Murray, Clague, 62 Burgate Canterbury CT1 2BH

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**Site Area** 0.0869 hectares

The Principal Planning Officer drew Members' attention to the Update Report which contained an amendment to paragraph 6.

**Resolved:**

**Grant Listed Building Consent**

**Subject to the following Conditions and Note:**

**(with delegated authority to either the Head of Development Management and Strategic Sites or the Joint Development Control Managers to make or approve changes to the planning conditions (for the avoidance of doubt including additions, amendments and deletions) as she/he sees fit)**

1. The development to which this consent relates shall be begun before the expiration of 3 years from the date of this decision.

**Reason:** To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) 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 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.

3. Prior to commencement of the works/development hereby approved, detailed drawings and a specification for the structural supports to be added to the floors shall be submitted to and agreed in writing by the Local Planning Authority.

**Reason:** To ensure that special regard is paid the interests of protecting special architectural and historic character of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

**Note to Applicant**

1. Working with the Applicant

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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 agent responded to a query about potential structural issues following the removal of the remaining areas of the wall. He also confirmed that a suitable condition would be welcomed.

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Queries concerning these Minutes?

Please contact [membersservices@ashford.gov.uk](mailto:membersservices@ashford.gov.uk)

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