

Planning Committee

Minutes of a Meeting of the Planning Committee held in the Council Chamber, Civic Centre, Tannery Lane, Ashford on the **22nd January 2020**.

Present:

Cllr. Burgess (Chairman);
Cllr. Blanford (Vice-Chairman);

Cllrs. Chilton, Clarkson (ex officio), Clokie, Forest, Harman, Hayward, Heyes, Howard, Knowles, Link, Ovenden, Shorter, Spain, Sparks, Ward.

In accordance with Procedure Rule 1.2(c) Councillors Knowles, Link and Hayward attended as Substitute Members for Councillors Howard-Smith, Krause and Smith respectively.

Apologies:

Cllrs. Howard-Smith, Krause, Smith, Wright.

Also Present:

Cllr. Walder.

Development Management Manager, Head of Planning and Development; Planning Consultant; Principal Senior Planner; Principal Solicitor (Strategic Development); Member Services and Ombudsman Complaints Officer.

271 Declarations of Interest

Councillor	Interest	Minute No.
Blanford	Made a Voluntary Announcement as she was a Member of the Weald of Kent Protection Society and the Campaign to Protect Rural England.	
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 and the Tenterden and District Residents Association.	273 – 19/00715/AS

Spain	Made a Voluntary Announcement as his daughter attended the sixth form of Homewood School.	273 - 19/00715/AS
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272 Minutes

Resolved:

That the Minutes of the Meeting of this Committee held on the 16th December 2019 be approved and confirmed as a correct record.

273 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	19/00715/AS	
Location	Land at Homewood School adjoining Fire Station, Ashford Road, Tenterden, Kent	
Grid Reference	588805 134276	
Parish Council	Tenterden	
Ward	Tenterden North	
Application Description	Erection of apartment block containing 7 dwellings with associated parking and amenities.	
Applicant	Churchhill Estates	
Agent	Batcheller Monkhouse, 1 London Road, Tunbridge Wells TN1 1DH	
Site Area	0.27 hectares	
(a) 17/12/R & 1/X	(b) Parish Council - R	(c) KCC ECO X; KH&T X REFUSE X ESM X KF&R X EA X

The Planning Consultant drew Members' attention to the Update Report. One additional neighbour objection had been received.

In accordance with Procedure Rule 9.3, Mrs Hobbins, a local resident, spoke in objection to the application. There were a number of reasons why the development should not go ahead. Concerns for the safety of the students at Homewood School appeared to be taking second place to this proposal. With the media, television and newspapers reporting daily on drug-dealers, county lines and exploitation of the vulnerable, Mrs Hobbins' concerns were for the safety and the need for safeguarding of the students. Mrs Hobbins questioned how the occupancy of the apartments, which would be within the school grounds and close to the entrance, would be monitored to avoid any vulnerable students being caught up with the undesirables of society. This patch of land was not large enough to accommodate apartments, parking and amenities so close to the entrance of the school, with all its comings and goings. Pollution from the diesel fumes of buses, coaches, cars and deliveries would be right outside the windows, doors and decked areas of this development. At present the coaches parked right up to this area and occasionally left their engines running ready for their daily pickups. Additionally, there were the floodlights and

noise from the all-weather pitch. The digging of the foundations, deep enough to accommodate this build, could destabilise the root system of the larger trees. Mrs Hobbins had read the impact assessment of May 2019, and the general considerations for potential impact from development, mentioned in paragraph 5. The ash tree was subject to a Preservation Order in 2004, but it had been stated that there was potential ash die-back there. There was a discrepancy regarding a boundary, which had now been rectified. The developer had not got as much land as originally thought. The run-off of surface water could contaminate the pond. Machinery with regard to the safety in the school grounds and extra vehicular movements would lead to a greater volume of traffic on the exit onto the A28.

In accordance with Procedure Rule 9.3, Ms Castle, the agent, spoke in support of the application. She said the Planning Officer's report had clearly set out why the scheme was acceptable. The principle of developing the site was supported by the Local Plan, which made allowance for sites to come forward on unallocated land. The site was within an existing settlement, was surrounded by existing residential development, was located within walking distance of shops and services, and was on a regular bus route into town. This was a very sustainable location for residential development. The applicant had worked with the Council to amend the design of the scheme to ensure it sat comfortably within its surroundings and did not result in an over-developed site. The scheme had been reduced in scale from the original proposal and had been the subject of various changes to the layout to ensure that all of the parking and servicing needs could be incorporated successfully within the site. There was good separation between the building and the site boundaries with substantial existing tree buffers in between. Professional advice had been sought regarding the health and protection of the boundary trees and other trees across the site, some of which were protected by TPOs. This advice concluded that all the trees could be retained and protected as part of the build. There would be no unacceptable impacts of overlooking or overbearing for neighbouring properties, given the site orientation and design of the building, and the planning conditions proposed in relation to obscure glazing would further ensure this. Ecological appraisals had been carried out, which had concluded that the site was not home to any protected species and precautionary recommendations had been put forward to ensure that wildlife would be protected. Concerns had been raised about the proximity of the site to the existing School campus. The land was a vacant plot, which the School considered very carefully before offering it for disposal. The land was surplus to their requirements, and in offering the land for development the school had considered thoroughly whether such development would present any safeguarding issues for the pupils. They concluded that this would not be the case. The impact of developing the site in close proximity to the existing school had been considered fully in terms of potential traffic conflicts and highway safety issues. Kent Highways did not consider there to be any overriding issues and raised no objection to the development. The scheme provided an opportunity to secure a high quality development, providing much needed smaller dwellings in Tenterden. The Local Plan had an allowance for windfall housing and this was exactly the sort of site that should be supported under those policies. There were no material planning considerations which would indicate that planning permission should be withheld. Ms Castle asked Members to look upon the scheme favourably.

Resolved

Defer the application for further information on the following matters:

- Land ownership along the woodland boundary;
 - Is the school access included in the size of the development site;
 - Provision of a traffic management plan explaining the existing and proposed traffic arrangements as a result of the new development;
 - Whether the access road has a traffic regulation order on it;
 - Measures to be taken to control light with reference to the Dark Skies SPD.
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Application Number	19/00767/AS	
Location	Grain Store Burscombe Farm, Coach Road, Egerton, Kent TN27 9BB	
Grid Reference	590135/148535	
Parish Council	Egerton	
Ward	Weald North Ward	
Application Description	Construction of office and warehouse facility with associated external works, following demolition of existing grain store and silos.	
Applicant	Mr McCloskey, The Vinorium, C/O Guy Hollaway Architects Ltd	
Agent	Guy Hollaway Architects Ltd, The Tramway Stables, Rampart Road, Hythe CT21 5BG	
Site Area	1.78 hectares	
(a) 11/2R	(b) +	(c) KCC Ecology X; KCC Heritage +; , NE +; KH&T +; PROW ; RPL +; FC ; ESM X

The Principal Senior Planner read out a statement of support from the Ward Member, who was unable to attend the Meeting.

In accordance with Procedure Rule 9.3, Mr Hollaway, the architect for the scheme, spoke in support of the application. The applicant was a multi award-winning wine merchant, who imported wines from around the world. They wished to base themselves in Ashford and had spent some time in locating a suitable site in the heart of the Kent wine-making region and the Garden of England. The existing buildings had asbestos, and there was previous consent for three houses on the site. The applicant wanted to create a centre of excellence for wine and a place where other English wine-makers could visit to learn from each other. This would be a teaching space for wine, to influence future wine-makers, where young people could be encouraged to enter the wine industry. The applicant was proposing to bring vines from around the world to create an organic vineyard, together with a visitor centre, where it would be possible to sample wines from around the world, as well as Kent wines. This would be the first time this had been done in England. It was not surprising that this concept did not fit into planning policy, and it was noted that there was a policy objection to this application, on the grounds that it was employment-generating in a rural area, and therefore unsustainable. The policy sought to encourage employment-generation in town centres, but this applicant needed to be in the rural context in order to create the vines so that people could taste the wine in the heart of the Garden of England in a rural setting. This would support the rural economy. Mr Hollaway had been commissioned to create a building that was highly sustainable, of the highest quality of architecture, of award-winning design. Mr Hollaway asked Members to support the application and consider that the benefits of this application outweighed the single policy objection.

Resolved

Permit for the following reasons:

- 1. The development is of exceptional design and sustainability credentials;**
- 2. It would result in the removal of an existing eyesore and given its design and form would sit comfortably within the landscape;**
- 3. Given the extant prior approval for 3 dwellings the development would result in no greater impact on the rural area.**
- 4. The development will contribute to rural employment and tourism in the countryside.**

And subject to the following conditions and Notes;

(with delegated authority to the Strategic Development and Delivery Manager or Development Management Manager 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 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 plans listed in the section of this decision notice headed Plans/Documents Approved by this decision.

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 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 above slab level and the development shall be carried out using the approved external materials.

Reason: In the interests of visual amenity.

- 4 Within six months of work commencing, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first occupation. These details shall include means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, etc).

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

- 5 The details of soft landscape works required in condition 4 above shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and an implementation programme.

Reason: To ensure that adequate details of the proposals are submitted in the interests of the protection and enhancement of the area.

- 6 The area shown on the drawing number 19.013 200 P2 as vehicle parking space and turning shall be provided, surfaced and drained in accordance with details submitted to and approved in writing by the Local Planning Authority before the use is 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 and turning space.

Reason: Development without provision of adequate accommodation for the turning and parking of vehicles is likely to lead to parking inconvenient to other road users.

- 7 Within six months of work commencing details shall have been submitted to, and approved in writing by the Local Planning Authority of external and internal lighting. This submission shall include a layout plan for external lighting with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles). The submission shall also include mitigation measures to reduce the impact of internal lighting such as specialist glass or light sensitive blinds (inclusive of the roof lights). The proposed scheme for lighting must demonstrate regard to the guidance and requirements set out in the Council's Dark Skies SPD (2014) and Ashford Local Plan Policy ENV4. The approved scheme shall be installed prior to first occupation, maintained and operated in accordance with the approved details at all times thereafter, and no other external lighting shall be installed on the site unless first submitted and approved in writing by the Local Planning Authority.

Reason: To protect the appearance of the area and the environment.

- 8 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. Where remediation is necessary a remediation scheme must be prepared.

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.

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.

- 9 Prior to the first occupation the development 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.

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.

- 10 All mitigation measures for Great Crested Newts and reptiles will be carried out in accordance with the recommendations made in 5.1.7 of the GCN & Reptile Survey Report (Greenspace Ecological Solutions August 2019), and as modified by a Natural England European protected species licence.

Reason: In the interests of biodiversity.

- 11 Within six months of works commencing, a lighting plan for biodiversity shall be submitted to and approved in writing by the local planning authority. The plan shall:
- Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used to forage and commute;
 - Show where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb bat activity.

All external lighting shall be installed in accordance with the specifications and locations set out in the plan (and as approved by condition 7) and will be maintained as such at all times thereafter.

Reason: In the interests of biodiversity.

- 12 Within six months of works commencing, a scheme for the enhancement of biodiversity on the site shall have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall take account any protected species that have been identified on the site, and in addition shall have regard to the enhancement of biodiversity generally. This shall include a site plan which incorporates biodiversity enhancement measures outlined in the Design and Access Statement (Guy Holloway May 2019). It shall be implemented in accordance with the approved proposals within it and shall be carried out in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

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

- 13 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) and in accordance with the submitted Arboricultural Impact Assessment and Method Statement (May 2019), 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 upwind 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;
- (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. 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.

- 14 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 prior to first occupation 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.

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- 15 The premises/site shall be used for B1a and B8 use classes only, 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 1987 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 for the Council to control any future uses of this sensitive site.

- 16 The premises shall not be open and no deliveries shall be taken at or dispatched from the site outside the following times 08.00-18.00 Monday to Friday nor at any time on Saturdays, Sundays, Bank or Public Holidays.

Reason: In the interests of protecting the tranquillity of the rural location.

- 17 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.

18. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority prior to the development first being brought into use. The landscape management plan shall be carried out as approved.

Reason: To ensure the new landscaped areas are properly maintained in the interest of the amenity of the area.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no extension, enlargement or other alteration of the building(s) shall be carried out without the prior written approval of the Local Planning Authority.

Reason: To enable the Local Planning Authority to regulate and control the development of land and to protect the visual amenities of the locality.

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.

Application Number	19/01668/AS
Location	34 Millbrook Meadow, Singleton, Ashford TN23 4XL
Grid Reference	99311/42223
Parish Council	Great Chart with Singleton
Ward	Singleton East Ward
Application Description	Retrospective change of use of land from amenity land to residential including the erection of outbuilding and fence
Applicant	Mr & Mrs Harris, 34 Millbrook Meadow, Singleton
Agent	N/A
Site Area	0.01

- (a) 11/2S/1+ (b) S (c)

The Development Management Manager drew Members' attention to the Update Report. There were additional consultation responses and an additional condition proposed.

Resolved

Permit

Subject to the following Conditions and Notes:

(with delegated authority to the Strategic Development and Delivery Manager or Development Management Manager 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 shall be carried out in accordance with the plans listed in the section of this decision notice headed Plans/Documents Approved by this decision.

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.

2. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or as amended), the 0.9m high picket fence identified as panels a, b, c and d on the approved drawing 'Site Plan' dated December 2019, shall not be increased in height without the prior written permission of the Local Planning Authority.

Reason: In the interests of visual amenity.

Note to Applicant

1. Working with the Applicant

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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 acceptable as submitted and no further assistance was required.
 - 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	19/01081/AS	
Location	1 Brookfield Court, Ashford, Kent, TN23 5ER	
Grid Reference	99686/41691	
Parish Council	Central Ashford	
Ward	Beaver Ward	
Application Description	To re-route the existing internal commercial flue externally to the north eastern side of the building	
Applicant	Ashford Borough Council, Corporate Property	
Agent	N/A	
Site Area	0.01	
(a) 6/-	(b)	(c) EHS - X

Resolved

Permit

Subject to the following Conditions and Notes:

(with delegated authority to the Strategic Development and Delivery Manager or Development Management Manager 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 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 external materials and finishes of the flue/ducting to be used for the approved development shall be of the same size, colour, tone and texture as those of the existing flue unless otherwise agreed in writing by the Local Planning Authority.

Reason: To assimilate the new development with the existing in the interests of visual amenity.

3. Prior to the commencement of development, details showing the vertical exit of the terminus and the fixing of a high velocity forcing cone shall be submitted to and approved in writing by the Local Planning Authority. Any equipment, plant or process provided or undertaken in pursuance of this condition shall be installed prior to the first operation of the premises and these shall thereafter be operated and retained in compliance with the approved scheme.

Reason: To prevent the transmission of fumes and odours into neighbouring properties to protect amenity.

4. 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.

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.

5. 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 acceptable as submitted and no further assistance was required.
 - 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	19/01678/AS
Location	3 Church View, Aldington, Ashford, Kent, TN25 7DZ
Grid Reference	06425/36629
Parish Council	Aldington
Ward	Saxon Shore Ward
Application Description	Proposed two storey side extension and single storey rear extension
Applicant	Mr & Mrs S Lambourn
Agent	Paul Webster Building Design Ltd
Site Area	N/A
(a) 7/0	(b) (c)

Resolved

Permit

**Subject to the following Conditions and Notes:
(with delegated authority to the Strategic Development and Delivery Manager or Development Management Manager 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 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 paragraph 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.
- was provided with pre-application advice.

At the close of the Meeting, the Chairman announced that the Special Meeting of the Committee to be held on Monday 10th February 2020 would commence at 6pm.

Queries concerning these Minutes?

Please contact membersservices@ashford.gov.uk

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