



PLANNING COMMITTEE

Notice of a Meeting, to be held in the Ashford Borough Council on Wednesday, 18th March, 2020 at 7.00 pm.

The Council is aware of significant public interest in **Agenda item 5a** - Application 19/00025/AS, Land between railway line and Willesborough Road, Kennington, Kent. Accordingly **the following special arrangements have been made for this Meeting:-**

- The doors to the Civic Centre will open at 6 p.m.
- Upon arrival, members of the public will be asked which Application they wish to hear.
- The first 100 people attending for this Application, including public speakers, will be admitted to the Council Chamber to hear the debate in person.
- A further 100 people will be able to watch and hear the debate on this Application in another room, through a video link from the Council Chamber.
- We are sorry that we cannot admit more than 200 members of the public for this Application, for Fire and Health & Safety reasons.

All Applications other than Agenda item 5a will be considered after 8.00 p.m.

Those wishing to speak on, or hear, those Applications should arrive shortly before 8.00 p.m. They should be prepared to wait in another room until the Application above has been dealt with, whereupon they will be admitted to the Council Chamber.

The Members of the Planning Committee are:-

Councillor Burgess (Chairman)
Councillor Blanford (Vice-Chairman)

Cllrs. Chilton, Clarkson, Clokie, Forest, Harman, Heyes, Howard, Howard-Smith, Krause, Ovenden, Shorter, Smith, Spain, Sparks, Ward, Wright.

If additional written material is to be submitted to the Planning Committee relating to any report on this Agenda, this must be concise and must be received by the Contact Officer specified at the end of the relevant report, and also copied to Planning.help@ashford.gov.uk, before 3pm on the day of the Meeting so that it can be included or summarised in the Update Report at the Meeting, otherwise the material will not be made available to the Committee. However, no guarantee can be given that all material submitted before 3pm will be made available or summarised to the Committee, therefore any such material should be submitted as above at the earliest opportunity and you should check that it has been received.

1. **Apologies/Substitutes**

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

2. **Declarations of Interest**

1 - 2

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

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

See Agenda Item 2 for further details

3. **Minutes**

To approve the Minutes of the Meetings of this Committee held on 10th and 19th February 2020

<https://ashford.moderngov.co.uk/documents/g3747/Public%20minutes%2010th-Feb-2020%2018.00%20Planning%20Committee.pdf?T=11>

<https://ashford.moderngov.co.uk/documents/g3461/Public%20minutes%2019th-Feb-2020%2019.00%20Planning%20Committee.pdf?T=11>

4. **Requests for Deferral/Withdrawal**

5. **Schedule of Applications**

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- (a) **19/00025/AS - Land between railway line and Willesborough Road, Kennington, Kent** 3 - 166
- Hybrid planning application seeking:
- (i) Outline planning permission (all matters reserved except for points of access) for up to 437 dwellings; formal and informal open space incorporating SuDS; and associated services, infrastructure and groundworks; and
 - (ii) Full planning permission for the erection of 288 dwellings; the creation of service plot of land to facilitate the delivery by Kent County Council of a two-form entry primary school with associated outdoor space and vehicle parking; a new Bowls Centre including a clubhouse of 292 sq.m, ancillary building and a bowling green; a local centre to provide 280 sq.m of A1 (retail), 180 sq.m of A1 (retail food store), 100 sq.m A3 (café), 75 sq.m A5 (takeaway), 190 sq.m D2 (gym/fitness studio space) open space incorporating SuDS; vehicle parking; and associated services, structural landscaping, infrastructure and groundworks.
- Subject to Environmental Impact Assessment
- (b) **19/01278 - 13 Barrow Hill Terrace, Barrow Hill, Ashford, Kent, TN23 1NF** 167 - 188
- Erection of new gate
- (c) **19/01262/AS - 13 Barrow Hill Terrace, Barrow Hill, Ashford, Kent, TN23 1NF** 189 - 204
- Demolition of wall and gate at the rear of the property to accommodate car parking area and erection of new gates.
- (d) **19/01232/AS - Land south-west of junction of, Bullfinch Avenue, Finberry, Sevington, Ashford** 205 - 260
- Outline application for a mixed use local centre scheme comprising 63 residential dwellings, up to four retail units (comprising a convenience foodstore (A1) and up to three A1/A2/A3/A5 units) and a public house (A4), with associated parking. All matters reserved except for site access.

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| (e) | 19/01701/AS - Land east of Ham Street By-Pass and south west of, Brockmans Lane, Kingsnorth | 261 - 308 |
| | Outline planning application for residential development of up to 100 dwellings with all matters reserved except for the main access point off Brockmans Lane into the site. | |
| (f) | 19/01517/AS - Godinton house, Godinton, Ashford Kent | 309 - 342 |
| | Variation of condition 2 on planning permission 17/01511/AS to revise approved plans. | |
| (g) | 20/00191/AS - Land between Belgic Court and 70 to 80, The Limes, Stanhope, Kent | 343 - 350 |
| | Erection of greenhouse, wood cabin, tool shed, bike shed; conversion of container and landscaping in association with use as a community garden. | |

Note for each Application:

- (a) Private representations (number of consultation letters sent/number of representations received)
- (b) The indication of the Parish Council's/Town Council's views
- (c) Statutory Consultees and Amenity Societies (abbreviation for consultee/society stated)

Supports 'S', objects 'R', no objections/no comments 'X', still awaited '+', not applicable/none received '-'

Note on Votes at Planning Committee Meetings:

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

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

DS

12 March 2020

Queries concerning this agenda? Please contact Rosie Reid Telephone: 01233 330565
Email: rosie.reid@ashford.gov.uk

Agendas, Reports and Minutes are available on: www.ashford.gov.uk/committees