



PLANNING COMMITTEE

Notice of a Meeting, to be held as a **Virtual Meeting** in accordance with Regulation 5 of The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 on Wednesday, 22nd April, 2020 at 7.00 pm.

The Members of the Planning Committee are:-

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

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

Please note: New earlier deadline now in operation

If additional written material is to be submitted to the Planning Committee relating to any item 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 3.00 pm on the Monday before the Meeting so that it can be included or summarised in the Update Report for the Meeting. Otherwise the material will not be made available to the Committee. Material should be submitted as above at the earliest opportunity and you should check that it has been received.

IMPORTANT INFORMATION ABOUT THIS VIRTUAL MEETING:-

Please note that any member of the press and public may listen-in to proceedings at this 'virtual' meeting via a weblink which will be publicised on the Council's website at www.ashford.gov.uk at least 24 hours before the meeting. Members of the press and public may tweet, blog etc. during the live broadcast as they would be able to during a regular Committee meeting at the Civic Centre.

It is important, however, that Councillors can discuss and take decisions without disruption, so the only participants in this virtual meeting will be the Councillors concerned, the officers advising the Committee, and the officers designated to address the Committee on behalf of any objectors, supporters, and Parish/Town/Community Councils and Community Forums affected who have registered in advance to 'speak' on the applications to be considered. This will take the place of the usual procedure for public speaking at the Committee's regular meetings at the Civic Centre. In order to register for this, written notice must be given on the Council's website at <https://secure.ashford.gov.uk/committeesystem/haveyoursay.aspx> or by email to member.services@ashford.gov.uk **by 3.00 pm on the Monday before the meeting.**

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**

- (a) **19/01476/AS - Newtown Railway Works, Newtown Road, Ashford, Kent, TN24 0PN**

3 - 192

Detailed application for a mixed-use development comprising:-

- film/TV Studios with associated post-production offices and workshop and media village (18,845 sqm) (Use Class B1);
- a hotel (Use Class C1) including ancillary space and circa 62 serviced apartments (Use Class C3) (max. 112m AOD);
- a multi-storey carpark (max. 62m AOD);
- change of use, internal and external alterations to the listed Locomotive Shed buildings, including increasing the height by an additional two-storeys (max. 62m AOD), to provide flexible commercial floorspace (7,185 sqm) for use in connection with the film/TV studios (Use Class B1/D1) including 265 sqm café (Use Class A3) and circa 302

residential units (Use Class C3) and internal parking spaces;

- change of use, internal and external alterations to listed Engine Shed building, including increasing the height by an additional two storeys (max.53m AOD) , to provide (2,605 sqm) flexible commercial space (Use Class B1/D2/A3) and;
- change of use, internal and external alterations of the Paint Shop building, Acetylene Store and Clock Tower listed buildings to provide ancillary uses to the film/TV studios (Use Class B1);

plus associated infrastructure including open space, landscape and public realm provision, external parking, servicing, pedestrian and vehicular access and associated engineering, utilities and infrastructure works.

(b) **19/01694/AS - Newtown Railway Works, Newtown Road, Ashford, Kent, TN24 0PN**

193 - 198

Internal and external alterations to include repair, partial demolition and alteration. Removal of non-original roof to locomotive shed and replacement with two storey extension at roof level and extensions and internal divisions to convert the building to a mix of Use Class B1/D1, residential units and internal car park. Removal of non-original roof to Engine Shed and replacement with two storey extension at roof level and alterations to convert the building to gym/restaurant and Use Class B1 floorspace. Conversion of Paint Shop building, Acetylene Store and Clock Tower to provide commercial uses.

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

16 April 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