

## Ashford Borough Council: Planning Committee

Minutes of a Virtual Meeting of the Planning Committee held on Microsoft Teams on **20<sup>th</sup> January 2021**.

### Present:

Cllr. Burgess (Chairman);

Cllr. Blanford (Vice-Chairman);

Anckorn, Clokie, Forest, Harman, Howard, Howard-Smith, Iliffe, Ovenden, Shorter (ex-Officio, non-voting), Spain, Sparks, Walder, Wright.

In accordance with Procedure Rule 1.2(c) Cllr. Spain attended as Substitute Member for Cllr. Chilton.

### Apologies:

Cllr. Chilton.

### Also Present:

Cllrs. Bartlett, Ledger.

### In Attendance:

Interim Strategic Development and Delivery Manager, Development Management Manager, Team Leader – Strategic Applications, Deputy Team Leader – Strategic Applications, Deputy Team Leader – Planning Applications, Deputy Team Leader – Planning Applications, Principal Solicitor (Strategic Development); Member Services Manager (Operational); Member Services and Ombudsman Complaints Officer.

## 214 Declarations of Interest

Councillor	Interest	Minute No.
Bartlett	Made a Voluntary Announcement as the proposed development was approx. 250m from his property. He was also a member of Sevington Parish Council, who had commented on the application, and he had contributed to those comments. He would speak as Ward Member, but did not take part in any further discussion.	217 – 20/00591/AS
Blanford	Made a Voluntary Announcement as she was a member of the Weald of Kent Protection	217 – 19/01679/AS

	Society and the Campaign to Protect Rural England, who had commented. However, she had not been party to the development of the comments.	217 – 20/00591/AS
Burgess	Made a Voluntary Announcement as he was a member of the Weald of Kent Protection Society.	217 – 19/01679/AS
Clokie	Made a Voluntary Announcement as he was a member of the Weald of Kent Protection Society.	217 – 19/01679/AS
Harman	Made a Voluntary Announcement as she was a member of the Campaign to Protect Rural England, who had commented on the application. However, she had not been party to the development of the comments.	217 – 20/00591/AS
Ledger	Made a Voluntary Announcement as he was a member of Shadoxhurst Parish Council, and had been peripherally involved in the development of comments on the application. He would speak as the Ward Member but did not take part in any further discussion.	217 – 19/01679/AS

## 215 Public Participation

The Member Services Manager (Operational) drew attention to the Public Participation note contained within the agenda. He advised that four speakers had registered to speak at the meeting, one of whom had agreed that their speech would be read out by the designated Council Officer. The other three speakers would be telephoning into the meeting to deliver their speeches to Members.

## 216 Minutes

**Resolved:**

**That the Minutes of the Meeting of this Committee held on the 9<sup>th</sup> December 2020 be approved and confirmed as a correct record.**

## 217 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 Parish/Town/Community Council's views**
- (c) The views of Statutory Consultees and Amenity Societies etc. (abbreviation for consultee/society stated)**

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

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<b>Application Number</b>	20/00591/AS	
<b>Location</b>	Zone A, Waterbrook Park, Waterbrook Avenue, Sevington, Kent	
<b>Grid Reference</b>	00041504	
<b>Parish Council</b>	Sevington	
<b>Ward</b>	Mersham, Sevington South with Finberry	
<b>Application Description</b>	Application for the approval of reserved matters including, layout, scale, appearance, access and landscaping in relation to the erection of a new storage and distribution centre including ancillary offices, including associated access, parking, landscaping and associated works	
<b>Applicant</b>	GSE Commercial Estates Ltd, c/o Agent DHA Planning Ltd Eclipse House Eclipse Park, Sittingbourne Road, Maidstone ME14 3EN	
<b>Agent</b>	DHA Planning Ltd, Eclipse House, Eclipse Park, Sittingbourne Road, Maidstone ME14 3EN	
<b>Site Area</b>	7.5 hectares	
(a) 3R	(b) X	(c) EHM 'X', BDS 'R', BHS 'R', EA 'X', HE 'X', POL 'X' KCC Ecology 'X', KHS 'X', KCC PROW 'R', NE 'X', RAM 'R', NR 'X', KCC Flooding 'X'
<u>Amends</u>		
(a) 1 S	(b)	(c) BDS X, BHS X, KCC KCC PROW R, ABC EP X

The Deputy Team Leader – Strategic Applications gave a presentation. The Team Leader – Strategic Applications drew Members' attention to the Update Report. He clarified that the Officer Recommendation was to refuse the application. Further consultation responses had been received from CPRE, Highways England, KCC Ecological Advice Service, Kent Highway Services, Sevington with Finberry Parish Council and SWAN Community Council, and he made comments on these. One additional letter of support had been received from a neighbour. The

Team Leader – Strategic Applications explained his new Recommendation to Members, and the Principal Solicitor (Strategic Development) advised on two small revisions to its wording.

In accordance with Procedure Rule 9.3, Mr Buckwell, the agent, had registered to speak in support of the application. He dialled into the meeting to address the Committee and his speech as submitted in advance of the meeting is attached to these Minutes at Appendix A.

The Ward Member attended and spoke on the application.

## **Resolved**

### **Subject to;-**

- (A) resolution of the outstanding matters requested by Highways England (HE) to enable the removal of its recommendation to refuse the approval of reserved matters (and any further planning conditions necessary to secure further detail arising from that process), or,**
- (B) in the event that such outstanding matters cannot be resolved to HE's satisfaction and the HE recommendation to refuse is not so withdrawn then the Borough Council notifying the Secretary of State for Transport (SoS) of its intention to grant approval and the receipt of written notification from the SoS that he is content for the Council to grant such approval or the expiry of the period within which the Council is not permitted to grant approval,**

### **(C) Approve details**

Subject to further planning conditions to deal with the following matters;-

1. No additional mezzanine floorspace to be created within the building without prior approval.
2. In conjunction with lighting details required by Condition 62 of planning permission 18/00098/AS, a lighting strategy to be submitted for approval for the staff car parking, at grade van storage and decked parking areas to clarify;-
  - (a) the specific approach to be taken (including use of baffles / cowls and their long term maintenance) to minimise the extent to which the bulbs in the luminaires for the raised parking deck will be able to be seen against the night sky, and
  - (b) the locations within the site where lights will be extinguished or dimmed to the lowest possible amount for safety purposes as a consequence of those areas not being operational on a 24hr basis.
3. Confirmation that reptile translocation and ecological enhancements have been implemented as detailed in the application submissions.

4. Wildflower meadow planting being set back 0.25m from adjacent footways.
5. Any further conditions to deal with matters raised by Highways England.
6. Further details to 1:20 scale of the vertical blades to the decked parking structure in terms of depth their depth, different mounting angles and spacing (including clarification on the approach to be taken to blades on the northern and southern ends of the decked structure which have an open ground floor arrangement).

with delegated authority to the Head of Planning to make or approve changes to the additional planning conditions as she/he sees fit (including, for the avoidance of doubt, additions, amendments and deletions).

### **NOTES / INFORMATIVES**

1. The Local Planning Authority strongly encourage the applicant to consider building in the future energy needs of the development into the design of the building, structures and plot layout at this early stage in order to achieve a visually cohesive and exemplar response to the challenges of climate change, on-site energy production, the phasing out of fossil fuel vehicles (including those that will be necessary in the near future for 'last mile' distribution and which will need on-site charging in addition to staff and visitor cars). In this regard, the Local Planning Authority consider that there is strong scope for the incorporation of PV panels into the design, particularly above the parking deck structure and on the roofs to loading bays given their favourable aspect.
2. **Note to Applicant**

#### **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 applicant was provided the opportunity to submit amendments to the scheme to address the issues raised by the Planning Committee.
- The application was dealt with/approved without delay.

- 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>	19/01679/AS
<b>Location</b>	Land north of Farley Close, Woodchurch Road, Shadoxhurst, Kent
<b>Grid Reference</b>	97209 38215
<b>Parish Council</b>	Shadoxhurst
<b>Ward</b>	Weald South
<b>Application Description</b>	Proposed development of 22 residential dwellings and associated parking, access and landscaping works.
<b>Applicant</b>	Wedgewood Homes (Shadoxhurst) Ltd.
<b>Agent</b>	Mr C Sampson, Kember Loudon Williams, Ridgers Barn, Bunny Lane, Eridge, Tunbridge Wells, TN2 9HA
<b>Site Area</b>	1.05 ha

#### Initial plans

(a) 47/22R, 2/+	(b) R	(c) KHS/+, EH/+, Refuse/+, KCCBio/+, NE/-, LLFA/R, EA/, SWS/+, NHS/+, KFB/+, KP/+, ABC Econ/+, HOU/+, PROW/+, KCC Dev/+, WKPS/R
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#### Amended plans (Highways, SUDs/Foul and Ecology only)

(a) 2/+, 1R	(b) R	(c) KCCBio/+, LLFA/+, SWS/-, KHS/X
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The Deputy Team Leader – Planning Applications gave a presentation and drew Members' attention to the Update Report. One additional representation in objection had been received,

and he also made amendments to Table 1 by adding a contribution of £284 per dwelling for the capital costs of Cemeteries provision, and deleting the erroneous exemption of affordable dwellings from Health Care contributions.

The Deputy Team Leader – Planning Applications advised Members that the Council had an identifiable housing land supply of 4.8 years, giving a shortfall of 0.2 years in relation to the 5 year housing land supply requirement. The NPPF stated that in such instances planning decisions should rest on the tilted balance in favour of development, unless any adverse impacts would significantly outweigh the benefits. He advised Members that this development would comply with local policies.

In accordance with Procedure Rule 9.3, Ms Farnell, a local resident, had registered to speak in objection to the application. She dialled into the meeting to address the Committee and her speech as submitted in advance of the meeting is attached to these Minutes at Appendix B.

In accordance with Procedure Rule 9.3, Mr Sampson, the agent, had registered to speak in support of the application. His speech was read to the Committee by the Member Services and Ombudsman Complaints Officer and this is attached to these Minutes at Appendix C.

In accordance with Procedure Rule 9.3. Mr Richmond-Coggan, on behalf of Shadoxhurst Parish Council, had registered to speak in objection to the application. He dialled into the meeting to address the Committee and his speech as submitted in advance of the meeting is attached to these Minutes at Appendix D.

One of the Ward Members attended and spoke in objection to the application.

## Resolved

- A. Subject to the applicant first entering into a section 106 agreement/undertaking in respect of planning obligations detailed in Table 1 in terms agreeable to the Development Management Manager or the Strategic Development and Delivery Manager in consultation with the Director of Law and Governance, with delegated authority to either the Development Management Manager or the Strategic Development and Delivery Manager to make or approve changes to the planning obligations and planning conditions and notes (for the avoidance of doubt including additions, amendments and deletions) as she/he sees fit; and,**

**Table 1: Heads of Terms for Section 106 Agreement/Undertaking**

	Planning Obligation		
	Detail	Amounts (s)	Trigger Points (s)
	<b><u>Informal/Natural Green Space</u></b>		
	<i>Potentially applicable to all residential developments</i>	£434 per dwelling for capital costs	Upon occupation of 75% of the dwellings
	Project: Improve Shadoxhurst Recreation Ground car parking facilities through the provision of new	£325 per dwelling for	



	hardstanding, access gate and fencing with perimeter security barriers.	maintenance	
	<p><b><u>Affordable Housing</u></b></p> <p><i>Applies to:</i></p> <p>(i) <i>developments of 10 dwellings or more</i></p> <p>(ii) <i>residential sites of 0.5 ha or more</i></p> <p>In accordance with table within Policy HOU1</p>	<p>3 affordable rent units</p> <p>6 shared ownership units</p>	Affordable units to be constructed and transferred to a registered provider upon occupation of 75% of the open market dwellings.
	<p><b><u>Custom/Self Build</u></b></p> <p>(i) <i>Applies to sites of more than 40 dwellings within and on the edge of Ashford and Tenterden</i></p> <p>(ii) <i>Applies to sites of more than 20 dwellings in villages and rural areas</i></p>	5% as serviced dwelling plots	None
	<p><b><u>Adult Social Care</u></b></p> <p><i>Applies to developments of 11 dwellings or more</i></p> <p>Project: Towards extra care accommodation within the Borough</p>	£146.88 per dwelling	Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings
	<p><b><u>Cemeteries</u></b></p> <p><i>Applies to developments of 11 dwellings or more</i></p> <p>Project: Fencing, signage and maintenance of Shadoxhurst Church cemetery</p>	<p>£284 per dwelling for capital costs</p> <p>£176 per dwelling for maintenance</p>	Upon occupation of 75% of the dwellings
	<p><b><u>Children's and Young People's Play Space</u></b></p> <p><i>Applies to developments of 11 dwellings or more</i></p> <p>Project: New play equipment for recreation ground, Shadoxhurst.</p>	<p>£649 per dwelling for capital costs</p> <p>£663 per dwelling for</p>	Upon occupation of 75% of the dwellings

		maintenance	
	<p><b><u>Community Learning</u></b></p> <p><i>Applies to developments of 11 dwellings or more</i></p> <p>Project: IT equipment for the new learners at the Ashford and Tenterden AEC's.</p>	£16.42 per dwelling	Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings
	<p><b><u>Health Care</u></b></p> <p><i>Applies to developments of 11 dwellings or more</i></p> <p>Project: Towards creation of the additional required capacity in the Ashford Rural Primary Care Network and locality at Hamstreet Surgery and Woodchurch Surgery</p>	<p>£504 for each 1-bed dwelling</p> <p>£720 for each 2-bed dwelling</p> <p>£1008 for each 3-bed dwelling</p> <p>£1260 for each 4-bed dwelling</p> <p>£1728 for each 5-bed dwelling or larger</p>	Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings
	<p><b><u>Libraries</u></b></p> <p><i>Applies to developments of 11 dwellings or more</i></p> <p>Contribution for additional bookstock at libraries in the borough</p>	£55.45 per dwelling	Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings
	<p><b><u>Outdoor Sports</u></b></p> <p><i>Applies to developments of 11 dwellings or more</i></p> <p>Project: New changing rooms and tennis court/MUGA at the recreation ground, Shadoxhurst</p>	<p>£862.00 per dwelling for capital costs</p> <p>£513.00 per dwelling for maintenance</p>	Upon occupation of 75% of the dwellings
	<p><b><u>Primary Schools</u></b></p> <p><i>Applies to developments of 11 dwellings or more</i></p> <p>Project: Towards Hamstreet Primary</p>	<p>£3324 per house</p> <p>£0 for any 1-bed</p>	Half the contribution upon occupation of 25% of the dwellings and balance on

	School expansion.	dwelling with less than 56 m <sup>2</sup> gross internal area (in this instance plots 19-22 do not make a contribution)	occupation of 50% of the dwellings
	<p><b><u>Strategic Parks</u></b></p> <p><i>Applies to developments of 11 dwellings or more</i></p> <p>Project: Contribution towards seating at Conningbrook Lakes Country Park</p>	<p>£146 per dwelling for capital costs</p> <p>£47 per dwelling for maintenance</p>	Upon occupation of 75% of the dwellings
	<p><b><u>Youth Services</u></b></p> <p><i>Applies to developments of 11 dwellings or more</i></p> <p>Project: Resources for the Ashford Youth Service.</p>	£65.50 per dwelling	Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings
	<p><b><u>Accessible Homes</u></b></p> <p>At least 20% of all homes shall be built in compliance with building regulations M4(2) as a minimum standard. In accordance with policy HOU14 part.</p>	Provide on-site 20% of all units.	<p>Prior to first occupation of any dwelling comprised within the Development</p> <p>Prior to the first occupation of any dwelling comprised within the Development</p>
	<p><b><u>Monitoring Fee</u></b></p> <p><i>Applies in all cases</i></p> <p>Contribution towards the Council's costs of monitoring and reporting upon compliance with the agreement or undertaking</p>	£1000 per annum until development is practically completed	First payment upon commencement of development and on the anniversary thereof in subsequent years (if not one-off payment)

**Regulation 123(3) compliance:** Fewer than five planning obligations which provide for the funding or provision of type of infrastructure above have been entered into.

[Notices](#) must be given to the Council at various stages in order to aid monitoring. All contributions are [index link](#) value. The Council's legal costs in connection with the deed must be paid.

**If an acceptable deed is not completed within 3 months of the committee's resolution, the application may**

**B. Subject to the applicant submitting information to enable an Appropriate Assessment under the Habitats Regulations to be adopted by the Head of Planning and Development which identifies suitable mitigation proposals such that, in her view, having consulted the Director of Law and Governance and Natural England, the proposal would not have a significant adverse effect on the integrity of the Stodmarsh SAC, SPA and Ramsar Site; and with delegated authority to the Development Management Manager or the Strategic Development and Delivery Manager to add, amend or remove planning obligations and/or planning conditions as they see fit to secure the required mitigation.**

**C. Permit**

**subject to planning conditions and notes, including those dealing with the subject matters identified below (but not limited to that list) and those necessary to take forward stakeholder representations, with wordings and triggers revised as appropriate and with any 'pre-commencement' based planning conditions to have been the subject of the agreement process provisions effective 01/10/2018**

1. Standard time condition
2. Approved plans condition
3. Materials
4. General design details
5. No flues, vents, stacks or meter boxes on primary elevations
6. External lighting
7. Protection of existing trees and hedges
8. Landscaping details in accordance with approved plans
9. Hard and soft landscaping
10. Walls and fencing as approved
11. Landscape Management Plan
12. PD right removal
13. C3 use restriction
14. Ecology mitigation
15. Biodiversity enhancements
16. Construction Management Plan (including measures to protect Badgers)
17. Site construction hours
18. Removal of PD rights for conversion of garages
19. Highway works
20. Visibility splays
21. Phasing of development to align with SWS foul disposal
22. Sewage disposal
23. SUDs
24. SUDs verification

25. Unexpected contamination
26. Archaeology
27. Electric car charging
28. Refuse storage
29. Water efficiency
30. Broadband
31. Available for Inspection

### **Note to Applicant**

1. S106
2. Southern Water
1. KCC SUDs
2. Environmental Health construction phase
3. Highways
4. Working with the Applicant

### **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 considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

<b>Application Number</b>	20/01515/AS
<b>Location</b>	30 Skylark Way, Ashford, Kent, TN23 3QH
<b>Grid Reference</b>	01629/39097
<b>Parish Council</b>	Kingsnorth
<b>Ward</b>	Park Farm South

<b>Application Description</b>	Erection of conservatory to rear of property
<b>Applicant</b>	Mr N Prodrick, 30 Skylark Way, Ashford TN23 3QH
<b>Agent</b>	N/A
<b>Site Area</b>	
(a) 2/-	(b) (c)

The Deputy Team Leader – Planning Applications gave a presentation.

**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. 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. The development shall be carried out in accordance with the details of external materials specified in the application.

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

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.

## 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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Queries concerning these Minutes?

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

Agendas, Reports and Minutes are available on: <https://.ashford.moderngov.co.uk>

**Mr Buckwell – agent - supporting**

You will recall this application being considered in October 2020. The team has listened carefully to comments by members.

We have had several meetings with your officers. As a result, considerable progress has been made and the scheme has been adapted in response.

The report highlights that the scheme has been altered to allow for a significant increase in the amount and variety of landscaping. There is now a substantial landscape buffer alongside Waterbrook Avenue, while the layout amendments have increased landscaping throughout the site.

The PROW diversion has now been confirmed. Landscaping has been significantly increased along the PROW. In addition we have removed an access, meaning that there will be less traffic traversing the route.

Further work on the design has provided additional fenestration and architectural features to help 'break up' the elevation.

The report confirms that the changes help achieve Members' request for an improved soft landscaping design, enhance the PROW, and improve the design quality of the building.

The parcel distribution centre will provide significant investment and job opportunities for Ashford. Given the current situation in Ashford, there are no alternative sites available with planning permission for this type of development. Any alternative sites would require the release of greenfield. The scheme accords with all relevant policies and the hybrid consent. It will create much-needed jobs in the logistics sector, which continues to grow at a time of uncertainty, and high and increasing unemployment. With an end user signed up, we are confident that this development can be brought forward quickly to deliver on the jobs and employment potentially by the end of this year.

The issues before the Council this evening are for the reserved matters pursuant to the hybrid application. Therefore, the only matters before you are the scale, layout, appearance, landscaping and access arrangement. It is acknowledged Officers again recommended refusal on the basis that the proposal is a single building and operator. This isn't something that can be considered as part of the reserved matter as there are no restrictions on this within the hybrid consent and there are no guarantees that more buildings would lead to a greater mix of uses and/or jobs. There are a range of employment buildings in existence at Waterbrook, none of which are distribution centres. The proposed building will add variety and a range of employment opportunities.

I therefore urge members to support this application.



**APPENDIX B**

**Written Speech by Local Resident:** Karen Farnell

**Resident's Address:** Sunset House, 6 Chequers Green, Shadoxhurst

**Meeting Date:** 20/01/21

**Application No:** 19/01679/AS

**Application Location:** Land north of Farley Close, Woodchurch Road, Shadoxhurst

**Action:** Objecting

Firstly, thank you for considering my views as a Shadoxhurst resident.

One of my main objections for this development is its density, which I believe is overcrowded and not in line with the context of village life. Our own neighbouring development has 12 houses lying on a comparable size of land and residents and villagers greatly appreciate the green spaces that this lower density allows. It also means wildlife is slowly returning to the site.

Since moving to Shadoxhurst I have become acutely aware of the inadequate services that supports our village. We have no shop, GP, dentist, school or sufficient bus service to service existing residents. Walking to our nearest shop at Stubbs Cross is a 20-minute problematic journey along a road where speeding is commonplace, with limited paving and often slippery verges to navigate. There are next to no village jobs and extremely limited public transport for commuters. A car is a necessity.

That brings me to the village through-road, Woodchurch Road, which adjoins the proposed development. Existing traffic through the village needs to be better managed before increased access to Farley Close can be safe for its new residents. Speeding cars make this particular stretch of road very dangerous, and with access to Farley Close being at the height of the speeding traffic, coupled with blind bends on either side, the increased activity around this junction could become an accident hotspot. Again, pavements on Woodchurch are sporadic, making crossing the road necessary for pedestrians, but risky.

Aside from traffic issues, I have serious concerns around the electricity and flood impact of this new development on the village. The village has recently been impacted by a number of power cuts (at least 10 in the last 6 months) and improvements should be made to existing infrastructure to support existing residents before new villagers join us.

With regards to flooding, our swales at either end of Chequers Green are already full during wet weather, as is the ditch which runs between Chequers Green and the Farley Close land. The adjoining field to the north-east of the Farley Close site has been visibly underwater during

recent rains. You'll know that property on Woodchurch Road has been seriously flooded twice in the past year due to drainage failures that run next to the Farley Close site. Understandably, local residents are very nervous about how this new development will impact us further.

## APPENDIX C

**Mr Sampson – agent - supporting**Land north of Farley Close, ShadoxhurstApplicant presentation to Planning Committee – meeting on 20 January 2021 at 6pm

“Thank you for the opportunity to address the Committee.

Kember Loudon Williams are Chartered Planning Consultants and agent for the applicant, Wedgewood Homes.

We are pleased that the proposals have the support of the Council’s professional officers who are recommending approval subject to a section 106 agreement.

Throughout the process the applicant team has sought to engage positively with the planning authority, including undertaking a pre-application enquiry in summer 2019 and discussing the proposals with representatives of the Parish Council. Following submission of the application in November 2019, we have sought to work closely with the Planning Officer in responding in a positive and timely manner to requests for additional information and minor amendments.

As set out in the Officer’s report, the appeal decision relating to a previous application established the acceptability of the site and the scale of development, in principle. The layout and design stays with the principles of the previous scheme, with positive adjustments and full compliance with the increased on-site Affordable Housing requirement.

The pre-application response noted that improvements made compared with the appeal scheme included better orientation of houses fronting the green and improved vistas through the site, as well as better separation to the southern boundary.

All of the proposed dwellings are in excess of the national space standards, with good quality light and outlook. Private and communal gardens meet the 10m depth standard for houses, and comfortably exceed the 5 square metre external amenity requirement per flat.

There is an overall surface water betterment arising as the existing flow rates from Farley Close will be maintained, and in the 1 in 30 and 1 in 100 year storm events the flow rates will be reduced compared with the existing situation.

This is a low density scheme of approximately 21 dwellings per hectare, with a spacious character. The housing is informally arranged, incorporating traditional architectural features and range of high quality materials. The houses would be arranged around a central green and maintaining views through the site.

The proposals will provide a broad mix of housing types, sizes and tenures, including 1 bedroom apartments and 2, 3, 4 and 5 bedroom houses. In our view the proposal represents

a natural rounding off of this part of the village and logical extension of the existing cul-de-sac arrangement of Farley Close.

Accordingly, we respectfully ask members to support the officer recommendation and approve the application.”

<<*Statement ends*>>



## APPENDIX D

**Mr Richmond-Coggan – Shadoxhurst Parish Council - objecting**

Good evening, I am sure that you are aware that this plan is the same as the one you rejected wholeheartedly in June 2018 on the basis that it was too many houses, and it now comes back with an extra house, just so that it can meet the affordable housing requirement. Yes, it went to appeal, and the Inspector seemed only to require this requirement to be met but, importantly, he also stated that he had “been given no evidence” why the 21 houses did not stand.

It is clear why you rejected it. You have consistently looked to ensure that all developments recently approved in Shadoxhurst fit the rural nature of the village, reducing the number of houses in Delcroft, Chequers Green (bordering this proposal) and King’s Close (across the road). These three developments average 11 dwellings per hectare; this application is 22!

Paragraph 6 in the Officer’s Report states that *The site lies within the Bethersden Farmlands Landscape Character Area, as highly sensitive with important characteristics being strong field boundaries and a sense of place. The landscape objectives within this LCA is to conserve and restore.* 22 dph does not fit!

There are other reasons why this application is not currently acceptable, many of which are not of direct concern to you as a planning committee but are of serious concern to us as villagers: the increase in flood risk in an area that already floods (a fire engine was across the road for 4 hours last month), the lack of a decent SUDS, the strain on an already overwhelmed foul drainage system that frequently sees fleets of tankers for 36 or 48 hours continuously right by this site, and more.

We believe that the traffic analysis is wholly inadequate. 22 houses, of which 7 are 4 or 5 beds in a village with no discernible public transport (a bus every 2 hours) will have well more than 50 cars. This traffic will be unbearable for the residents of Farley Close who have always enjoyed a quiet cul- de-sac and will form a major hazard at a turning that is currently quiet.

We know it makes sense to build on this field but only in keeping with our rural landscape; the village would be happy to accept a plan with, say, 13 dwellings and a similar rural layout to Chequers Green or Kings Close.

Thank you.

398 words

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