



## PLANNING COMMITTEE

Notice of a Meeting, to be held as a Virtual Meeting - Teams 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, 21st April, 2021 at **7.00 pm**.

The Members of the Planning Committee are:-

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

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

### **Please note: New earlier deadline now in operation**

If additional written, pictorial or diagrammatic 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](mailto: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 at 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 the public cannot physically "attend" a Virtual Meeting. However 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](http://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 [membersservices@ashford.gov.uk](mailto:membersservices@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. **Public Participation**

3 - 4

To be informed of any arrangements made for public participation in the meeting, other than those set out in the Scheme of Public Participation for Virtual Meetings, as summarised below:

**Summary of the Scheme of Public Participation for Virtual Meetings (referred to as "VMs")**

The public cannot physically "attend" a VM.

H.M. Government has recently changed the public's legal right to attend meetings into a right to hear, by means of technology, the Councillors attending the VM remotely.

**Written notice of a wish to speak** (by means of the procedure below) **at a VM must be given, either to**

**[membersservices@ashford.gov.uk](mailto:membersservices@ashford.gov.uk) or on the Council's website at <https://secure.ashford.gov.uk/committeesystem/haveyoursay.aspx>, by 15:00 hours on the second working day before the VM.**

Hence, for example, for VMs of the Planning Committee on Wednesdays:-

(i) If there is no Bank Holiday on the Monday preceding the VM, written notice must be given by 15:00 hours on the Monday.

(ii) If there is a Bank Holiday on the Monday preceding the VM, written notice must be given by 15:00 hours on the Friday preceding the VM.

(iii) If the VM immediately follows the Easter Weekend, written notice must be given by 15:00 hours on Maundy Thursday.

Registering to speak at a VM confers **the right to submit a speech** as follows:-

(i) on a first-come, first-served basis, one speech in support of,

and one speech against, an item for decision, or

(ii) as a duly-authorized representative of a Parish Council<sup>1</sup> or Community Forum affected by an item for decision.

**Those registered to speak must submit to [membersservices@ashford.gov.uk](mailto:membersservices@ashford.gov.uk), by 10:00 hours on the day of the VM, a copy of their speech in written, legible English. It should be no longer than 400 words, on a single side of A4 paper, printed in 12-point non-italic sans-serif font (e.g. Arial). Any text above 400 words will not be read out.**

Speeches received as above will be read to the VM by a competent Officer for and on behalf of the speakers, at the normal times and in the normal order during the VM (subject to the Chairman's normal discretion).

**IMPORTANT:**

An Officer reading any speech on behalf of any speaker shall have discretion to omit/edit out any inappropriate language, information or statements.

If any defamation, insult, personal or confidential information, etc. is contained in any speech received from any speaker, and/or is read to the VM by an Officer, each speaker accepts by submitting their speech to be fully responsible for all consequences thereof and to indemnify the Officer and the Council accordingly.

**4. Officers' Deferral/Withdrawal of Reports**

**5. Minutes**

To approve the Minutes of the Meeting of this Committee held on 17<sup>th</sup> March 2021:

<https://ashford.moderngov.co.uk/documents/g3830/Public%20minutes%2017th-Mar-2021%2019.00%20Planning%20Committee.pdf?T=11>

**6. Schedule of Applications**

**Note to Members of the Committee: The cut-off time for the meeting will normally be at the conclusion of the item being considered at 10.30pm.** However this is subject to an appropriate motion being passed following the conclusion of that item, as follows: "To conclude the meeting and defer outstanding items of business to the start of the next scheduled Meeting of the Committee".

**(a) 19/01597/AS - Home Plus, Beaver Road, Ashford, Kent, TN23 7RR**

5 - 84

The erection of 216 residential units comprising 207 apartments and 9 townhouses (C3) and commercial floorspace comprising 3 commercial units (Units A, B and C) for a flexible range of

<sup>1</sup> The term "Parish Council" includes Town Councils and Community Councils

uses (A1, A3, A4, A5, B1, D1 and D2) and roof top restaurant, with associated access and landscaping.

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|-----|---|-----------|
| (b) | <b>21/00442/AS - Smallhythe House, Tawny Bank, Oakengates, Woodberry and Micken Lodge, Smallhythe Road, Tenterden, Kent TN30 7LN</b>  | 85 - 134  |
|     | Redevelopment to form 53 apartments for older people (60 years of age and/or partner over 55), guest apartment, communal facilities, access, car parking and landscaping. Revised scheme to application reference 19/01669/AS |           |
| (c) | <b>20/00767/AS - Conley Barn, Bulltown Lane, Brabourne, Ashford, TN25 5NB</b>   | 135 - 150 |
|     | Conversion of barn to residential dwelling (retrospective) and change of use of land to residential   |           |
| (d) | <b>20/00244/AS - Land between Beech Hedges and 1, Cherry Garden Crescent, Wye</b>   | 151 - 162 |
|     | New detached 3 bedroom dwelling including off-street parking (Resubmission of application 13/01367/AS)  |           |
| (e) | <b>21/00249/AS - The Stour Centre, Tannery Lane, Ashford, TN23 1PL</b>  | 163 - 170 |
|     | Provision of new entrance canopy  |           |

#### **Note for each Application:**

- (a) Private representations (number of consultation letters sent/number of representations received)
- (b) The Parish Council's/Town/Community 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 '-'

#### **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.

Queries concerning this agenda? Please contact [membersservices@ashford.gov.uk](mailto:membersservices@ashford.gov.uk)  
Agendas, Reports and Minutes are available on: [www.ashford.gov.uk/committees](http://www.ashford.gov.uk/committees)