



PLANNING COMMITTEE

Notice of a Meeting, to be held in the Council Chamber - Ashford Borough Council on Wednesday, 16th March, 2022 at 7.00 pm.

The Members of the Planning Committee are:-

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

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

If any member of the public, Councillor or organisation wishes to submit any written, pictorial or diagrammatic material 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 second working day before the Meeting** so that it can be included or summarised in the Update Report at the Meeting, in the interests of transparency and fairness. Otherwise, the material cannot 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 FOR THE PUBLIC ABOUT THIS MEETING

Subject to Coronavirus risk assessments and procedures, a very small number of members of the Press and public can register to attend and observe the Meeting in person (without speaking at it), on a first-come, first served basis.

To register to attend and observe the Meeting on this basis, please email membersservices@ashford.gov.uk. You will be sent details of the procedures established by the Council in order to manage the risk of COVID-19 at the Meeting, which may include requirements such as to wear face coverings, and to not attend the Meeting if you are affected by any relevant circumstances relating to COVID-19. You will be expected to confirm your agreement to these requirements prior to attendance. However, instead of attending and observing in person, **the Council encourages everyone to take advantage of the opportunity to watch and listen to the proceedings at the Meeting via a weblink, which will be publicised on the Council's website at www.ashford.gov.uk about 24 hours before the Meeting.**

Agenda

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1. **Apologies/Substitutes**

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

2. **Declarations of Interest**

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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 arrangements made for public participation in the Meeting.

Summary of Public Participation for Planning Committee Meetings after 6 May 2021

In line with legal requirements, and subject to Coronavirus risk assessments and procedures:-

- A small number of members of the Press and public can register to attend and **observe** the meeting in person;
- In addition, seats in the meeting room are provided for those who register to **speak** on each item¹, by following the procedure below:-

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

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

- (i) If there is no Bank Holiday on the Monday preceding the meeting, written notice must be given by 15:00 hours on the Monday.
- (ii) If there is a Bank Holiday on the Monday preceding the meeting, written notice must be given by 15:00 hours on the preceding Friday.
- (iii) If the meeting immediately follows the Easter Weekend, written notice must be given by 15:00 hours on Maundy Thursday.

2. **Registering to speak at the meeting confers the right to submit (and, if desired, make in person) a speech** as follows:-

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

¹ Speakers may be asked to wait elsewhere until the item on which they are to speak is called.

- one speech against**, an item for decision, or
- (ii) as a duly-authorized representative of the Parish Council² or Community Forum affected by an item for decision.

3. **All those registered to speak must submit to membersservices@ashford.gov.uk, by 10:00 hours on the day of the meeting**, a copy of their speech in written, legible English.

Speeches must be no longer than 400 words, printed in 12-point non-italic sans-serif font (e.g. Arial); any text above 400 words will not be read out. No speech should contain personal data about individuals, other than the speaker's name and (if relevant) postal address.

Any registered speakers who do not submit their speeches as above are not permitted to speak at the meeting (even if present in person).

4. **At the meeting:-**

Speakers who are **present in person** may read their previously-submitted speeches when called to do so, but may not read any other material;

If speakers are **not present in person**, their previously-submitted speeches will be read to the meeting by a competent Officer for and on behalf of the speakers, at the normal times and in the normal order (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 meeting by an Officer, each speaker accepts by submitting the 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 16th February 2022:

[\(Public Pack\)Minutes Document for Planning Committee, 16/02/2022 19:00 \(moderngov.co.uk\)](#)

² The term "Parish Council" includes Town Councils and Community Councils.

6. Schedule of Applications

- (a) **21/02219/AS - Land opposite, 1-8 Elwick Road, Ashford, Kent** 5 - 56
- Reserved matters application to consider details of access, layout, scale, landscaping and appearance pursuant to Condition 1 (Approval of Reserved Matters) of Planning Permission 15/01282/AS (Outline application for residential development of up to 200 units within Class C2 (residential institution) and Class C3 (dwellinghouses) uses and associated access arrangements - Phase 2), also including information pursuant to planning conditions 5 (Materials), 9 (External Storage), 10 (External Lighting), 11 (Proposed Access), 13 (Surface Water), 15 (Bicycle Storage), 19 (HS1 Approval Process), 20 (Ecological Mitigation Strategy), 21 (Surface Water Drainage), 22 (Sustainable Drainage Scheme - in part), 23 (Foul and Surface Water Disposal), 24 (Remediation Strategy), 30 (Noise Mitigation Scheme), 33 (Archaeological Watching Brief), 35 (Sustainable Movement And Electric Charging Points), 41 (Landscape Features), 42 (Landscape Management Plan), and 45 (Schedule of the Exact Mix and Proportions of Units in the Permitted Use Classes (Class C2, C3 and C3 restricted)).
- (b) **21/00627/AS - Land rear of 7-14 Harmers Way, Egerton, Kent** 57 - 94
- Erection of 13 dwellings together with all necessary infrastructure.
- (c) **21/01292/AS - Wye College Land and Buildings, Olantigh Road, Wye Kent TN25** 95 - 184
- Residential development of 40 dwellings with associated access road car park and open space (Re-submission of 19/1327 AS)
- (d) **21/01293/AS - Former A.D.A.S Offices, Olantigh Road, Wye, Ashford, TN25 5EL** 185 - 226
- Demolition of offices and redevelopment with 20 dwellings and associated garages, parking and internal estate roads and open space
- (e) **21/01440/AS - Meadowside Farm, Scots Lane, Brabourne, TN25 6LP** 227 - 242
- Demolition of existing agricultural barn and erection of a log cabin to be used as temporary residential accommodation

Note for each Application:

- (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 (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
08 March 2022

Queries concerning this agenda? Please contact membersservices@ashford.gov.uk
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