

Ashford Borough Council: Planning Committee

Minutes of a Meeting of the Planning Committee held in the Council Chamber, Civic Centre, Tannery Lane, Ashford on **13th April 2022**.

Present:

Cllr. Burgess (Chairman);

Cllr. Blanford (Vice-Chairman);

Cllrs. Anckorn, Harman, Howard, Howard-Smith, Iliffe, Ledger, Mulholland, Shorter, Sparks, L. Suddards, Walder.

In accordance with Procedure Rule 1.2(iii), Cllrs. Anckorn and Ledger attended as Substitute Members for Cllrs. Chilton and Ovenden respectively.

Apologies:

Cllrs. N. Bell, Chilton, Meaden, Ovenden.

In Attendance:

Interim Planning Applications and Building Control Manager; Principal Solicitor (Strategic Development); Member Services and Ombudsman Complaints Officer.

367 Public Participation

The Member Services and Ombudsman Complaints Officer advised that at this meeting registered public speakers had been invited either to address the Committee in person, or to have their speech read out by a designated Council Officer, not from the Planning Department. For this meeting, there was one public speaker, who had elected to have their speech read out.

368 Minutes

Resolved:

That the Minutes of the Meeting of this Committee held on 16 March 2022 be approved and confirmed as a correct record.

369 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 '-'

Application Number	21/1135/AS
Location	Land west of Viaduct Terrace, Warehorne Road, Warehorne, Kent
Parish Council	Warehorne
Ward	Weald South
Application Description	Erection of 6 dwellings and one block of 6 apartments with associated parking
Applicant	Dr Anthony Mathews
Agent	CL Architects
Site Area	0.46 Hectares
(a) 19/7R	(b) Warehorne 'R' (c) KHS 'X'; NE 'X' Orlestone 'R'

The Interim Planning Applications and Building Control Manager gave a presentation and drew Members' attention to the Update Report. One further letter of objection had been received. A further planning application had also been received for a neighbouring site, and whilst that application had not yet been assessed, it was considered that the proposed separation distance between the rears of those properties and those on this site would be sufficient to maintain privacy. He had received confirmation that the applicant was willing to negotiate with the Council regarding the provision of six Affordable Housing units all within the proposed block of apartments, although the exact tenure split was still to be agreed with a minimum of two affordable rent units. The Interim Planning Applications and Building Control Manager confirmed that he had recently received a Certificate B regarding serving notice on landowners in relation to the application, that an e-mail had been received confirming that the affected party had no objections, and that this outstanding procedural issue had now been fully addressed.

In accordance with Procedure Rule 9.3, Warehorne Parish Council had registered to speak in objection to the application. The Parish Council had elected to have its speech read by a Council Officer and it is attached to these Minutes at Appendix A.

Resolved:

Refuse on the following grounds:

- 1. Due to the built form, scale, bulk and materials of the proposed development, its layout and design would not be consistent with local character and would conflict with Policy HOU5 (f) especially when judged against the design guidelines set out in the Hamstreet Village Design Statement. The proposal would therefore be in conflict with Policy HOU5 (f) of the Ashford Local Plan 2030 (adopted February 2019) and the objectives of the NPPF to achieve well-designed places (Section 12).**
- 2. In the absence of any Section 106 agreement or undertaking to provide affordable housing, mitigate the impact of the development on local infrastructure and provide for safe access to the site, the proposal would be contrary to Policies SP1, HOU1, HOU5(b), TRA5, COM1, COM2, COM3 and IMP1 of the Ashford Local Plan 2030 (adopted February 2019), the Public Green Spaces and Water Environment SPD, and the requirements in the NPPF to provide affordable housing (Section 5), to promote healthy and safe communities (Section 8) and to promote sustainable transport (Section 9).**

Queries concerning these Minutes?

Please contact membersservices@ashford.gov.uk Agendas, Reports and Minutes are available on: <https://.ashford.moderngov.co.uk>

APPENDIX A

Statement to the Planning Committee for their meeting on 13th April 2022
Regarding Application No. 21/01135/AS
Land West of Viaduct Terrace, Warehorne
Erection of 6 dwellings and one block of 6 apartments with associated parking

We wish to reiterate our objection to the above application for the following reasons:

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- The proposed application lies outside the village confines of the parishes of both Warehorne and Orlestone.
- Overdevelopment in a small rural area.
- The design and visual appearance of neither the six 3-storey town houses or the block of six apartments are unsuitable for a rural location
- The proposed block of apartments is overbearing, appearing higher and very close to the A2070; a high-speed road with a high volume of traffic; without any screening.
- The Applicant's technical report used is dated 2017, the volume of traffic, noise and vibration will continue to increase post Covid.
The noise assessment report states that the LAMax F criteria will be exceeded whilst windows are open and would require mitigation.
- The villages of Warehorne and Hamstreet do not have the infrastructure to support further developments the local primary school and doctor's surgery are already over-subscribed.
- The generation of extra traffic , over the past three years a number of applications have already been approved totalling approximately 70 properties, excluding this application.
Assuming there is a minimum of 1.5 vehicles per property, then in a very short distance a minimum of 105 vehicles will join the B2067.
- It is noted that there is no surface water drainage strategy provided and concern is raised as to how the nearby sewage works will cope with this extra burden. There are already 3 tankers a day visiting the treatment works in Warehorne Road which clearly shows that it is not coping and further developments are planned in the area. Improvement at the treatment works needs to take place before any more development is undertaken.

Warehorne Parish Council

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