

Ashford Borough Council: Planning Committee

Minutes of a Meeting of the Planning Committee held in the Council Chamber, Civic Centre, Tannery Lane, Ashford on **9 November 2022**.

Present:

Cllr. Burgess (Chairman);

Cllr Blanford (Vice-Chairman);

Campkin, Chilton, Forest, Harman, Howard, Iliffe, Meaden, Ovenden, Shorter, Spain and Sparks

Apologies:

Cllrs N Bell (ex-Officio, non-voting), Mulholland

Also Present:

Cllr Knowles

In Attendance:

Interim Planning Applications and Building Control Manager; Deputy Team Leader - Planning Applications; Principal Solicitor (Strategic Development); Member Services Officer.

211 Declarations of Interest

Councillor	Interest	Minute No.
Cllr Burgess	Declared that he was the Deputy Portfolio Holder for Housing and the Housing team was the applicant but he had taken no part in any discussions. Made a Voluntary announcement that he was a Member of the Weald of Kent Protection Society.	22/00569/AS
Cllr Campkin	Declared that the application site was in his Kent County Council Ward of Ashford East.	22/00569/AS
Cllr Iliffe	Declared that he had been Portfolio Holder for Corporate Property until early.2022 and had been involved in discussions with the applicant during that time. He would remain in the room, but not move a motion or take part in voting.	22/00569/AS

212 Minutes

Resolved

That the Minutes of the Meeting of this Committee held on 14 September 2022 be approved and confirmed as a correct record.

That the Minutes of the Meeting of this Committee held on 12 October 2022 be approved and confirmed as a correct record.

213 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 Numbers	22/00510AS & 22/00511/AS
Location	Coldharbour Farm, Amage Road, Wye TN25 5DB
Grid Reference	606668 / 146466
Parish Council	Wye with Hinxhill
Ward	Wye with Hinxhill
Applications Description	<p><u>Full Application (22/00510/AS)</u> for: Proposed change of use from offices to residential dwelling houses conversion of Oasthouse to provide a total of 6no.residential units and conversion of existing storage building to dwelling houses to provide 2no. residential units, together with reconfiguration of parking area and all associated external works (including hard and soft landscaping)</p> <p><u>Listed Building Consent (22/00511/AS)</u> for: Internal walls removed and new partitioning walls introduced with external window and door alterations to Oasthouse to enable change of use from office to residential dwelling-houses. Internal and external alterations/refurbishment of existing office building (at north of site).</p>
Applicant	KD Attwood & Partners
Agent	Hume Planning Consultancy Ltd.
Site Area	0.48 ha

The Deputy Team Leader – Planning Applications gave a presentation of the site, stating the size, location, access point, layout and existing use of the buildings, and the car parking provision proposed. The current buildings were derelict and the application sought to bring them back into useful service. He noted that the oast house and attached offices are a Grade 2 listed building, and the vacant single storey office building in the north of the site was curtilage listed. He then detailed the proposed application to Members. He also drew Members’ attention to the Update Report regarding the recent receipt of the Heritage Impact report which stated that the proposed alterations were acceptable. He sought Members’ approval for an additional condition to 22/00510/AS, numbered 10, as follows:

Within six months of the commencement of the construction works, full details of the demarcation of the setting-out of private external amenity spaces for the proposed dwellings shall be submitted to the Local Planning Authority for approval. These works should be carried out in accordance with the approved details before the dwellings hereby approved are first occupied unless previously agreed otherwise in writing by the Local Planning Authority.

Reason

In the interests of future residents.

Resolved:

Permit

(A) 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 their view, having consulted the Solicitor to the Council & Monitoring Officer, 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 conditions as they see fit to secure the required mitigation; and

(B) Resolve to permit subject to planning conditions and notes, including those dealing with the subject matters identified below, with any 'pre-commencement' based planning conditions to have been agreed with the applicant:

- 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 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.

- 3 The development shall be carried out in accordance with the plans and the details (including Bat Mitigation Measures) in the accompanying documents 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.

- 4 Full details including source/ manufacturer, and samples (where necessary) of all the matters listed below shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the development shall be carried out using the approved external materials.

- Material samples for new cladding/roof materials
- Details of rainwater goods which should be cast iron or aluminium
- Joinery details for all new windows and external doors
- Details of insulation and damp proofing to roofs, walls and floors
- Details of new First Floor construction within the Oasthouse
- Details of paint removal method, to include a test patch to all relevant surfaces.
- Details of new vents and flues
- Details of any external lighting

Reason: In the interests of visual amenity, and to ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

5. The approved dwellings shall be provided with at least 2 electric vehicle charging points prior to first occupation. These must be provided to Mode 3 standard (providing up to 7kw) and SMART (enabling Wifi connection). Approved models are shown on the Office for Low Emission Vehicles Homecharge Scheme approved chargepoint model list:
<https://www.gov.uk/government/publications/electric-vehicle-homecharge-scheme-approved-chargepoint-model-list>

Reason: To take into account the cumulative impacts of development on air quality and to encourage the use of sustainable transport modes including incorporation of facilities for charging plug-in vehicles.

6. The areas shown on the approved plans for vehicle and cycle parking spaces shall be provided, surfaced and drained before any part of the approved development is occupied, and shall be retained for the use of the occupiers of, and visitors to, the development, and no permanent development, whether or

not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out on that area of land so shown or in such a position as to preclude vehicular access to the reserved parking spaces.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to parking inconvenient to other road users.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification no extension, enlargement or other alteration of the approved 2 dwellinghouses within Building 3 shall be carried out without the prior written approval of the Local Planning Authority.

Reason: To enable the Local Planning Authority to regulate and control the development of land and to protect the visual amenities of the locality

8. Within 3 months of planning permission being granted, details of how the development will enhance biodiversity shall be included within an updated site plan and shall include the location of the proposed ecological enhancements shall be submitted to and approved in writing by the Local Planning Authority. The approved details will be implemented and thereafter retained.

Reason: To protect and enhance existing species and habitat on the site in the future.

9. Within 6 months of the commencement of construction works the full details of soft landscape works set out in the submitted Landscape Strategy shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a. planting plans;
- b. written specifications (including cultivation and other operations associated with plant and grass establishment);
- c. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- d. tree pits including root protection details;
- e. an implementation programme; and
- f. a landscape management plan

Thereafter these works shall be carried out as approved unless previously agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure that adequate details of the proposals are submitted in the interests of the protection and enhancement of the area and to ensure its properly maintained in the interest of the amenity of the area.

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- 10 Within six months of the commencement of the construction works, full details of the demarcation of the setting-out of private external amenity spaces for the proposed dwellings shall be submitted to the Local Planning Authority for approval. These works should be carried out in accordance with the approved details before the dwellings hereby approved are first occupied unless previously agreed otherwise in writing by the Local Planning Authority.

Reason

In the interests of future residents.

Recommendation in respect of the listed building consent application (22/00511/AS)

Grant

Resolve to grant Listed Building Consent subject to planning conditions and notes, including those dealing with the subject matters identified below, with any 'pre-commencement' based planning conditions to have been agreed with the applicant:

- 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 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 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.

- 3 The development shall be carried out in accordance with the plans and the details in the accompanying documents 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.

- 4 Full details including source/ manufacturer, and samples (where necessary) of all the matters listed below shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the development shall be carried out using the approved external materials.
- Material samples for new cladding/roof materials
 - Details of rainwater goods which should be cast iron or aluminium
 - Joinery details for all new windows and external doors
 - Details of insulation and damp proofing to roofs, walls and floors
 - Details of new First Floor construction within the Oasthouse
 - Details of paint removal method, to include a test patch to all relevant surfaces.
 - Details of new vents and flues
 - Details of any external lighting

Reason: In the interests of visual amenity, and to ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

Informative

1. Working with the Applicant

In accordance with paragraph 38 of the NPPF Ashford Borough Council (ABC) takes a positive and proactive 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,
- In this instance, the applicant/agent was updated of any issues after the initial site visit, was provided with pre-application advice,
- The applicant was provided the opportunity to submit amendments to the scheme/ address issues.

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

Application Number	22/00569/AS
Location	240 Beaver Road, Ashford, Kent, TN23 7SW
Grid Reference	600691 / 141424
Parish Council	Central Ashford
Ward	Norman
Application Description	Convert 3-bedroom 2-storey house to 2 self-contained flats single occupancy, for social housing
Applicant	Ashford Borough Council
Agent	Head of Housing – Development & Regeneration
Site Area	0.03 ha

The Deputy Team Leader – Planning Applications gave a presentation showing the site location, the current building design and usage, and the adjacent car park refurbishment. He then detailed the proposed application to Members. He confirmed that external alterations to facilitate conversion were minimal and that there was currently no usable car parking provision on the site.

Resolved:

Defer

1. To allow the applicant and Officers an opportunity to confirm the lack of need of this four-bed social housing unit in the borough.
2. To allow the applicant and the Officers further opportunity to confirm if a parking space within the adjacent public car park can be solely for use in connection with the proposed flats.
3. To allow the applicant and Officers to establish if an EV Charging Point, in addition to those already approved, can be provided within the adjacent car park for the sole use of the future residents of the flats.
4. To allow the applicant to provide details of any proposed sound-deadening measures between the new flats.