

Ashford Borough Council: Planning Committee

Minutes of a Meeting of the Planning Committee held in the Council Chamber, Civic Centre, Tannery Lane, Ashford on **9th August 2023**.

Present:

Cllr Blanford (Chair)
Cllr Heyes (Vice-Chair)

Cllrs Betty, Brunger-Randall, Chilton, Gathern, Hallett, Harman (ex-Officio, non-voting), Ledger, McGeever, Mulholland, Nilsson, Roden and Walder

Apologies:

Cllr Spain

In accordance with Procedure Rule 1.2(c), the substitute in attendance for Cllr Spain was Cllr Hallett.

Also Present:

Cllrs Leavey, C Suddards, L Suddards

In Attendance:

Assistant Director of Planning and Development; Planning Applications and Building Control Manager; Team Leader, Planning Applications; Planning and Enforcement Officer (Technical); Planning Officer; Graduate Planner; Graduate Planner; Principal Solicitor (Strategic Development); Senior Planning and Development Solicitor; Member Services Officer.

111 Declarations of Interest

Councillor	Interest	Minute No.
Cllr Betty	Declared that he was the Portfolio Holder for Economic Growth and Investment into which the properties the subject of these applications fall, and would leave the meeting during discussions.	21/1890/AS PA/2023/0714
Cllr Chilton	Made a Voluntary Announcement that he had some years previously been the interim Chair of the governing body of Ashford Oaks Primary School but this had no influence on his contribution to the meeting.	21/1890/AS

112 Public Participation

The Member Services Officer advised that 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 who was not from the Planning Department. On this occasion there were seven registered speakers, six of whom were present and delivered their speech in person.

113 Minutes

Resolved:

That the Minutes of the Meeting of this Committee held on 5 July 2023 be confirmed as a correct record.

114 Information/Monitoring Items

The Assistant Director of Planning and Development introduced the Appeals Report which summarised appeals progress between 1 January and 30 June 2023. Members were asked to note its contents. There were no questions raised.

115 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	21/01890/AS
Location	Garages south-west of 1, Harper Road, Ashford, Kent
Grid Reference	Easting (x) 599848; Northing (y) 141937
Parish Council	Central Ashford
Ward	Beaver
Application Description	Erection of 3 dwellings including associated parking and landscaping and the demolition of existing garages.
Applicant	Assistant Director – Housing, Sharon Williams (ABC)
Agent	Ms. Asri Asra
Site Area	0.10 hectares (approx. 1000sqm)

The Team Leader, Planning Applications gave a presentation, outlining the current use of the site, the location and local road network, existing green space, additional garage provision, and block and floor plans. She drew Members' attention to the recently-provided photographs in the Update Report, which showed the parking congestion around the area at school-run times. She advised however that the first photograph, labelled 'Parking on the site during the school run', was not the application site and requested Members to disregard that image as it was misleading.

In accordance with Procedure Rule 9.3, Ms Donna Leeper, local resident, spoke in objection to the application.

In accordance with Procedure Rule 9.3, Mr Giles Holloway, agent, spoke in support of the application.

One Ward Member was present and spoke in objection to the application.

The other Ward Member was also present and spoke in objection to the application.

Resolved:

REFUSE

On the following grounds:

1. Unacceptable impact on residential amenity due to loss of outlook and privacy, contrary to paragraph 130 of the NPPF.
2. Unacceptable impact on the local community and residents due to the inclusion of an undefended and unlit alleyway to the rear of the new properties and would thereby constitute poor design, contrary to policy SP6 of the local plan and paragraph 130 of the NPPF.
3. Unjustified loss of the tree adjacent to Harper Road, with consequent loss of amenity and of its carbon benefits, contrary to paragraph 131 of the NPPF.
4. Unacceptable impact on on-road parking conditions in the area, especially at school pick-up times, contrary to paragraph 111 of the NPPF.

Notes to Applicant

1. Working with the Applicant

Application Number	PA/2023/0714
Location	Court Wurtin, Beaver Lane, Ashford, Kent, TN23 5NH
Grid Reference	Easting (x) 600308 / Northing (y) 141279
Parish Council	Central Ashford
Ward	Beaver
Application Description	Provision of 1 no. residential/commercial waste and storage compounds; refurbishment of the stairwell to include new roof structure, render, and cladding, provided gated residential area. Proposed works to residential properties 24-30 to include PV panels, rendering, and changes to fenestration
Applicant	Mrs Sharon Williams, Ashford Borough Council
Agent	Mr Colin Benton, Ashford Borough Council

Site Area 0.2935 Hectares

The Planning Applications and Building Control Manager gave a presentation of the proposed refurbishment of the Council-owned sections of the building. He explained the layout, the materials being proposed, the waste storage areas, the energy efficiency upgrades and the mitigation measures for the issues currently being experienced on site.

In accordance with Procedure Rule 9.3, Mr Giles Holloway, agent, spoke in support of the application.

Resolved:

PERMIT

- A With delegated authority to the Planning Applications and Building Control 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 and any associated issues relating thereto; and,**
- B 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.**

Conditions

1. 3-year standard condition
2. Compliance with Approved Plans
3. Materials as approved / details of rendering to approved
4. Landscaping
5. Details of refuse collection for commercial and residential elements

Notes to Applicant

- **Working with the Applicant**

Application Number PA/2023/0218

Location 15 Warwick Road, Kennington, Ashford, Kent, TN24 9EH

Grid Reference	Easting (x) 602243 / Northing (y) 144390
Parish Council	Kennington Community Council
Ward	Bybrook
Application Description Applicant	Proposed conversion of a 3-bedroomed house to No.2 self-contained 1-bedroomed flats Ashford Borough Council
Agent	ABC - Housing Development and Regeneration
Site Area	0.03 Hectares

The Planning and Enforcement Officer (Technical) gave a presentation, showing the site location, the proposed floor plans, the energy efficiency measures and parking arrangements. The conversion was to provide intermediate accommodation for tenants, to help address rough sleeping.

In accordance with Procedure Rule 9.3, Mr Giles Holloway, agent, spoke in support of the application.

The Ward Member was not in attendance, but his comments in support of the application were summarised by Cllr Chilton.

Resolved:

PERMIT

- A** With delegated authority to the Planning Applications and Building Control 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 and any associated issues relating thereto; and,
- B** 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. 3-year standard condition

2. Approved Plans
3. Single person occupancy condition
4. Materials in accordance with the submitted details
5. Retention of parking spaces
6. Landscaping details of the rear amenity space to include screening to bedroom window on ground floor
7. Measures to be taken to limit noise transmission between the proposed flats.

Notes to Applicant

- Working with the Applicant
- List of plans/documents approved
- Construction practices (including hours of construction, avoiding burning of controlled waste, and minimising dust emissions)

Application Number	PA/2023/0503
Location	13, 15, 17 and 19, Mill View, Willesborough, Ashford, TN24 0EL
Grid Reference	602661, 141711
Parish Council	Willesborough
Ward	Willesborough
Application Description	Redevelopment of site to provide 4no dwellings and associated parking and landscaping, to replace previously demolished terrace of four dwellings following extensive structural damage
Applicant	Mrs Sharon Williams, Ashford Borough Council
Agent	Mrs Elizabeth Mitchell, Ashford Borough Council
Site Area	0.23ha (approx. 1234sqm)

The Planning Officer gave a presentation. She explained the history of the site, and the proposals to redevelop it as two pairs of semi-detached properties for affordable housing. She showed block and floor plans, and street scene photographs, and explained the energy efficiency and carbon reduction proposals.

In accordance with Procedure Rule 9.3, Mr Giles Holloway, agent, spoke in support of the application.

Resolved:

PERMIT

A Subject to an Appropriate Assessment being adopted by the Assistant Director – Planning & Development following consideration of any comments received from Natural England and,

B 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.

Conditions

1. Standard 3 year time condition
2. Development carried out in accordance with the approved plans
3. Materials in accordance with approved plans
4. Provision and retention of parking spaces
5. Electric vehicle charging points
6. Bicycle storage in accordance with approved details
7. Contamination (Land or groundwater)
8. Contamination
9. Unexpected contamination
10. Maximum lighting luminance
11. Fibre optic broadband

Notes to Applicant

- Working with the Applicant
- KCC Highways informative
- Hours of construction/demolition/burning of waste etc informative

Application Number	PA/2023/0753
Location	16 Village Way, Hamstreet, TN26 2HX
Parish Council	Orlestone
Ward	Weald South
Application Description	Proposed single-storey rear extension with room in the roof, conversion of roof space with dormer to south elevation and roof-lights following demolition of existing conservatory.
Applicant	Raymond Frith
Agent	Mr Simon Hoyle, Coronation Villa, Bethersden Road, SMARDEN, TN27 8QT
Hectare	0.03 Hectares

One of the Graduate Planners gave a presentation. She showed photographs of the site and property, together with the floor plan of the proposed extension/conversion.

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 hereby permitted shall be carried out in accordance with the following approved plans and documents:

Title	Description	Date
Existing Ground and First Floor Plans	1900 Rev P1	18 April 2023
Perspective Views	2700 Rev P1-	18 April 2023
Existing Elevations	2900 Rev P1	18 April 2023
Location and Block plan	22.115-iSA- VW-xx-DR-A- 1001_P2 -	27 April 2023
External Works	22.115.1010 p2	3 May 2023
Proposed floor plans	1100_P3	17 July 2023
Proposed elevations	2100_P4	17 July 2023

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The development shall be carried out in accordance with the details of external materials specified in the application which shall not be varied.

Reason: In the interests of the visual amenity of the locality

4. Prior to the first occupation of the development, the dormer window opening on the south elevation shown shall be fitted with obscured glass (privacy level/grade 3 or higher) and shall be non-opening up to a minimum height of 1.7 m above the internal finished floor level and maintained as such thereafter. The velux windows on the north elevation shall be non-opening up to a minimum height of 1.7 m above the internal finished floor level and maintained as such thereafter.

Reason: To safeguard against overlooking and loss of privacy in the interests of the amenity of the occupiers of neighbouring properties / the amenity of future occupiers.

5. Upon completion of the development 1 water butt that is connected to/served by a rainwater downpipe shall be installed and thereafter retained.

Reason: In the interests of mitigating climate change

Note to Applicant

1. Working with the 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;

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- 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/agent was updated of any issues after the initial site visit,
- 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	PA/2023/0905
Location	6, Dragonfly Close, Singleton, TN23 5GH
Grid Reference	598622 / 141810
Parish Council	Great Chart with Singleton
Ward	N/A
Application Description	Proposed conversion of loft including new roof with dormers to front elevation & roof lights to rear elevation. Single storey rear extension following demolition of existing sun room.
Applicant	Mr Mark Holsman
Agent	Mr Jeremy Page
Site Area	N/A

The other Graduate Planner gave a presentation, with site maps, location plans, photographs of the street scene, and diagrams showing the comparison of the

dimensions of the existing building to the proposed conversion. She confirmed that there were no concerns regarding parking provision and highway safety.

In accordance with Procedure Rule 9.3, Ms Hilary Varney, local resident, spoke in objection to the application.

In accordance with Procedure Rule 9.3, Mr Jeremy Page, agent, had registered to speak in support of the application. He had opted to have his speech read by the Member Services Officer

Resolved:

PERMIT

Subject to the following Conditions and Notes: (with delegated authority to the Strategic Development and Delivery Manager or Development Management Manager to make or approve changes to the planning conditions (for the avoidance of doubt including additions, amendments and deletions) as she/he sees fit).

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 hereby permitted shall be carried out in accordance with the following approved plans and documents:

Title	Description	Date
Location Plan		12 May 2023
Climate Mitigation information		24 May 2023
Proposed Floor Plan APRIL23/DFC/PFP	APRIL23/DFC/PFP	12 May 2023
Proposed Block Plan APRIL23/DFC/PBP(A)	APRIL23/DFC/PBP(A)	24 July 2023
Proposed Exterior Elevations April23/DFC/PEE(A)	April23/DFC/PEE(A)	24 July 2023

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The development shall be carried out in accordance with the details of external materials specified in the application which shall not be varied.

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

4. The number of bedrooms within the main dwellinghouse shall not exceed a total of 3 bedrooms at any given point.

Reason: In the interests of amenity and to ensure that parking could be accommodated within the site.

Note to Applicant

Working with the Applicant

1. The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.
2. The applicant is reminded of the need for the development to satisfy the requirements of the Building Regulations and in respect of climate change in particular the following documents:
 - Approved Document L (Conservation of fuel and power)
 - Approved Document F (Ventilation)
 - Approved Document O (overheating)
 - Approved Document S (Infrastructure for electric charging vehicles)

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

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