

## Ashford Borough Council: Planning Committee

Minutes of a Meeting of the Planning Committee held in the Council Chamber, Civic Centre, Tannery Lane, Ashford on **6<sup>th</sup> September 2023**.

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

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

### Apologies:

Cllr Nilsson.

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

### Also Present:

Cllrs Michael, Pauley.

### In Attendance:

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

## 126 Declarations of Interest

| Councillor           | Interest  | Minute No.          |
|----------------------|---|---------------------|
| Cllr Betty           | Declared that he was the Portfolio Holder for Economic Growth and Investment into which the property the subject of this application fell, and would leave the meeting during the discussion and vote, and he did so. | <b>PA/2023/1184</b> |
| Cllr Brunger-Randall | Declared that she sat on Tenterden Town Council Planning Committee. She left the meeting for this item.   | <b>PA/2023/1184</b> |
| Cllr Mulholland      | Declared that he was a Tenterden Town Councillor but not on their Planning Committee. He would participate in the discussion and the vote.  | <b>PA/2023/1184</b> |

|             |   |                                      |
|-------------|---|--------------------------------------|
| Cllr Spain  | Made a Voluntary Announcement that he was a Kennington Community Councillor but had not attended any meeting of their Planning Committee.<br>Declared that he was the Ward Member for Bockhanger but had not had any interaction with Officers on this application. | <b>22/01041/AS<br/>PA/2023/0225</b>  |
| Cllr Walder | Declared she was the Portfolio Holder for Recreation and Public Spaces and so would not participate in the discussion or the vote. She left the meeting for this item.  | <b>PA/2023/0225<br/>PA/2023/1184</b> |

## **127 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 two registered speakers, one of whom was present and would deliver his speech in person.

## **128 Minutes**

**Resolved:**

**That the Minutes of the Meeting of this Committee held on 9 August 2023 be confirmed as a correct record.**

## **129 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 '-'**

|                                |   |     |  |
|--------------------------------|---|-----|--|
| <b>Application Number</b>      | 22/01041/AS   |     |  |
| <b>Location</b>                | Cradle Bridge Level Crossing Conningbrook Park, Kennington Road, Willesborough                                      |     |  |
| <b>Parish Council</b>          | Kennington Community Council  |     |  |
| <b>Ward</b>                    | Kennington  |     |  |
| <b>Application Description</b> | Full planning application for the construction of a footbridge crossing over the railway line and associated works. |     |  |
| <b>Applicant</b>               | Quinn Estates Ltd   |     |  |
| <b>Agent</b>                   | Montagu Evans LLP, 70 St Mary Axe, London   |     |  |
| <b>Site Area</b>               | 1.08 ha   |     |  |
| (a) 308 - 30'R', 1'S'          | (b) KCC 'R'   | (c) | EA 'X', KCC EAS 'X', KCC PROW 'X', KCC H&T 'X', NR 'X', KDAONB 'X' |

The Deputy Team Leader – Strategic Applications gave a presentation, explaining the location of the site and its surroundings, the proposed temporary access route, the need to improve safety across the railway line which was the aspiration of both Ashford Borough Council and Network Rail and the intended use of the bridge by both pedestrians and cyclists. He showed plans, computer-generated images and photographs of the proposed bridge and its setting. He drew Members' attention to the Update Report, highlighting that the site was also partially within Conningbrook and Little Burton Farm Ward as well as Kennington, and to recent submissions of concerns from the Ward Member, and from Kennington Community Council. He also referred to the recommendation to include an additional Note advising the applicant to invite Kennington Community Council to participate in the proposed Project Community Liaison Plan.

In accordance with Procedure Rule 9.3, Mr Ben Geering, agent, was present and spoke in support of the application.

One of the Ward Members was present, and spoke on the application.

**Resolved:**

## **PERMIT**

**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. Standard 3-year time implementation condition
2. Development carried out in accordance with approved plans
3. Materials in accordance with approved details
4. Investigation, remediation and verification of contaminated land
5. Reporting of unexpected contamination
6. Details of piling and prevention of infiltration of surface water into the ground
7. Securing of necessary temporary diversions of PROW AU22
8. Construction Environment Management Plan to include details of routing of construction and delivery vehicles to / from site, parking and turning areas for construction and delivery vehicles and site personnel, timing of deliveries, provision of wheel washing facilities, temporary traffic management / signage and establishment of a Project Community Liaison Plan, including details and appointment of a Community Liaison Manager or equivalent to be in place prior to commencement of any development etc.
9. Provision and retention of bridge access for cycles
10. Provision of bike wheel ramp to stepped access
11. Adoption of precautionary approach to construction outlined in PEA
12. Details of tree protection measures
13. Details of soft landscaping and management strategy
14. Details of timing/sensors, management and maintenance of external lighting strategy
15. Implementation of recommended biodiversity mitigation measures
16. Biodiversity Method Statement to secure biodiversity enhancement measures
17. Site Inspection

Notes

- Environmental Protection notes relating to construction hours/burning of waste/control of dust
- The applicant is advised to invite Kennington Community Council to participate in the proposed Project Community Liaison Plan as referred to in the CEMP.

**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 creative manner by;

- offering a pre-application advice service,
- working with the applicant to present the proposals to Design Review
- 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 provided with pre-application advice,
- The applicant was provided with the opportunity for design review,
- The applicant was provided the opportunity to submit amendments to the scheme/ address issues.
- The application was dealt with/approved without delay.
- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

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|                                |   |
|--------------------------------|---|
| <b>Application Number</b>      | PA/2023/0200  |
| <b>Location</b>                | Westover, Smarden Bell Road, Smarden, TN27 8NT  |
| <b>Parish Council</b>          | Smarden   |
| <b>Ward</b>                    | Weald North   |
| <b>Application Description</b> | Conversion and change of use of existing garage and workshop outbuildings to holiday lets with associated parking and landscaping including pergola |
| <b>Applicant</b>               | Mr I Coppins  |
| <b>Agent</b>                   | Mr Simon Hoyle  |
| <b>Site Area</b>               | 0.26 Hectares   |

The Planning and Enforcement Officer (Technical) gave a presentation, which covered this application and application PA/2023/0209. She showed photographs of the site and existing buildings, explaining the proposed access arrangement and parking provision. Members' attention was drawn to the Update Report, where an amended plan regarding window placement had been shown, and the recommendation to remove the reference to section A under 'permit'.

**Resolved:**

## **PERMIT**

**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. Standard 3 year time limit
2. Approved plans
3. Use as holiday let accommodation only
4. Register of guests
5. Ecological construction mitigation measures
6. Provision of ecological enhancements
7. Landscaping details
8. No lighting unless approved by LPA and as per ecological guidance
9. Retention of parking for holiday lets

### **Notes to applicant**

- Working with the Applicant
- Precautionary approach – nesting birds

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|---------------------------|--|
| <b>Application Number</b> | PA/2023/0209                                     |
| <b>Location</b>           | Westover, Smarden Bell Road, Smarden, TN27 8NT   |
| <b>Parish Council</b>     | Smarden  |
| <b>Ward</b>               | Weald North                                      |
| <b>Application</b>        | Conversion works to existing garage and workshop |

|                    |   |
|--------------------|---|
| <b>Description</b> | outbuildings to facilitate their use as holiday lets. |
| <b>Applicant</b>   | Mr I Coppins  |
| <b>Agent</b>       | Mr Simon Hoyle  |
| <b>Site Area</b>   | 0.26 Hectares   |

The Planning and Enforcement Officer (Technical) had included the details of this application within her presentation for PA/2023/0200. She drew Members' attention to the Update Report regarding the amended plan, and Historic England's response to consultation. She amended the recommendation to 'Grant Consent' and removed the word 'permission' in the Conclusion section of the report.

**Resolved:**

## **GRANT CONSENT**

**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. Standard 3 year time limit
2. Approved plans
3. Materials as shown
4. Detailed drawings to scale 1:5 and 1:1 of typical details of all new fenestration. In addition, sections shall be to a scale of 1:1 or 1:2 and will show means of fixing glazing
5. 1:10 scale drawings illustrating proposed eaves and ridge detailing, indicating the provision of eaves and ridge level ventilation and the specification of any roofing felt and insulation where proposed
6. 1:10 scale section through all external walls which is proposed to alter the existing details to achieve better insulating, weatherproofing or for other purposes

**Notes to applicant**

Working with the Applicant

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|                                |  |
|--------------------------------|--|
| <b>Application Number</b>      | PA/2023/1211                                   |
| <b>Location</b>                | 25 Riverside Close, Kingsnorth, TN23 3EL       |
| <b>Parish Council</b>          | Kingsnorth                                     |
| <b>Ward</b>                    | Kingsnorth Village & Bridgefield               |
| <b>Application Description</b> | Proposed single-storey rear and side extension |
| <b>Applicant</b>               | Mr C Ostridge                                  |
| <b>Agent</b>                   | Mr C Lamb                                      |
| <b>Site Area</b>               | 0.02 Hectares                                  |

The Planning and Enforcement Officer (Technical) gave a brief presentation, showing photographs of the existing building and surroundings, and plans of the proposed extension. Within the Update Report, an amendment was made to the recommendation to remove the reference to section A under 'permit'.

**Resolved:**

**PERMIT**

**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. Materials in accordance with the submitted details



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**Notes to Applicant**

- Working with the Applicant
  - Climate Change
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|                                |  |
|--------------------------------|--|
| <b>Application Number</b>      | PA/2023/1184   |
| <b>Location</b>                | Tenterden Sports and Leisure Centre, Recreation Ground Road, Tenterden, TN30 6RA   |
| <b>Grid Reference</b>          | Easting 588731, Northing 133187  |
| <b>Parish Council</b>          | Tenterden  |
| <b>Ward</b>                    | Tenterden South Ward   |
| <b>Application Description</b> | Installation of solar PV on the roof and for maintenance purposes, a Man-Safe line with walkways is required (retrospective) |
| <b>Applicant</b>               | Ashford Borough Council, Mr P. Stanton   |
| <b>Agent</b>                   | N/A  |
| <b>Site Area</b>               | 1.5 hectares.  |

The Team Leader – Planning Applications’ brief presentation included site photographs and block and roof plans for this retrospective application.

In accordance with Procedure Rule 9.3, Mr Paul Stanton, agent, had submitted a speech in support, which was read by the Member Services Officer on his behalf.

**Resolved:**
**PERMIT**
**Subject to the following Conditions and informatives:**

1. 3-year standard condition
2. Approved Plans

3. Materials
4. Removal of solar panels when the use ceases.

### **Informatives**

#### **Working with the applicant**

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|                                |   |
|--------------------------------|---|
| <b>Application Number</b>      | PA/2023/0225  |
| <b>Location</b>                | 36 Hurst Road, Kennington, TN24 9PS   |
| <b>Grid Reference</b>          | Easting (x) 601106 / Northing (y) 145040  |
| <b>Parish Council</b>          | Kennington Community Council  |
| <b>Ward</b>                    | Bockhanger  |
| <b>Application Description</b> | Proposed conversion of a 4-bedroomed house to No.2 self-contained 1-bedroomed flats including elevational alterations |
| <b>Applicant</b>               | Ashford Borough Council   |
| <b>Agent</b>                   | ABC - Housing Development and Regeneration  |
| <b>Site Area</b>               | 0.014 Hectares  |

The Team Leader – Planning Applications gave a presentation of the site location, together with the proposed floor plans and energy efficiency measures of the flats. She showed photographs of the exterior of the property.

#### **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. Landscaping and boundary treatment (to include details for rear amenity space and access gate)

#### **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)

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