



## PLANNING COMMITTEE

Notice of a Meeting, to be held in the Council Chamber - Ashford Borough Council on Wednesday, 4th October, 2023 at 7.00 pm.

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The Members of the Planning Committee are:-

Councillor Blanford (Chair)  
Councillor Heyes (Vice-Chair)

Cllrs. Betty, Brunger-Randall, Chilton, Gathern, Harman (ex-officio, non-voting), Ledger, McGeever, Mulholland, Nilsson, Roden, Spain 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](mailto: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

This is a public meeting and 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](http://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**

5 - 6

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** 7 - 8

To be informed of arrangements made for public participation in the Meeting.

See Agenda Item 3 for details.

4. **Officers' Deferral/Withdrawal of Reports**

5. **Minutes**

To approve the Minutes of the Meeting of this Committee held on 6<sup>th</sup> September 2023.

[\(Public Pack\)Minutes Document for Planning Committee, 06/09/2023 19:00 \(moderngov.co.uk\)](#)

6. **Schedule of Applications**

**Note to Members of the Committee: The cut-off time for the meeting will normally be at the conclusion of the item being considered at 10.30pm.** However this is subject to an appropriate motion being passed following the conclusion of that item, as follows:  
"To conclude the meeting and defer outstanding items of business to the start of the next scheduled Meeting of the Committee".

- (a) **PA/2023/0960 - Goldenhurst Cottage, Giggers Green Road, Aldington, Ashford, Kent TN25 7BY** 9 - 16  
Proposed pitched roof to replace the existing flat roof on the south west elevation
- (b) **PA/2023/0424 - Garages (1-18), to the rear of 12 and 13 Thorne Estate, Thorne Estate, Pluckley, TN27 0RD** 17 - 34  
Proposed residential development comprising of 3 dwellings together with associated vehicular and pedestrian access, parking, landscaping and boundary treatments, including the demolition of some existing garages
- (c) **PA/2023/1048 - 37 The Green, Woodchurch, Ashford, Kent TN26 3PF** 35 - 54  
Proposed new chalet bungalow along with associated works in the front garden of 37 The Green
- (d) **PA/2023/1182 - 7, Quantock Drive, Ashford, TN24 8QZ** 55 - 64  
First-floor side extension, garage conversion, fenestration, and roof alterations to conservatory

- |     |  |          |
|-----|--|----------|
| (e) | <b>PA/2023/1342 - Cotton Hill House, Ruckinge Road, Hamstreet, TN26 2HW</b><br>Garden decking, balustrade, and steps   | 65 - 74  |
| (f) | <b>PA/2023/1502 - Wagoners, Water Lane, Smarden, Ashford, Kent TN27 8QB</b><br>Single-storey side extension. Double-glazed windows, and new cladding to the existing building following the demolition of the existing garage, outbuilding, and porch. | 75 - 86  |
| (g) | <b>PA/2023/1463 - Willow Trees, Pluckley Road, Smarden, TN27 8ND</b><br>Proposed erection of front extension following demolition of existing porch, pitched roof dormer window to replace crown dormer and rear roof dormer window.                   | 87 - 100 |

**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.

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DS  
25 September 2023

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Agendas, Reports and Minutes are available on: [www.ashford.gov.uk/committees](http://www.ashford.gov.uk/committees)