

Ashford Borough Council: Planning Committee

Minutes of a Meeting of the Planning Committee held in the Council Chamber, Civic Centre, Tannery Lane, Ashford on **8th November 2023**.

Present:

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

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

Apologies:

Cllr Nilsson

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

In Attendance:

Assistant Director, Planning and Development; Team Leader – Planning Applications; Planning Officer; Planning Officer; Principal Solicitor (Strategic Development); Member Services Manager; Member Services and Ombudsman Complaints Officer.

197 Declarations of Interest

Councillor	Interest	Minute No.
Cllr Betty	Declared he was the Portfolio Holder for Economic Growth and Investment, and would not be participating in the vote.	PA/2023/0424
Cllr Wright	Made a Voluntary Announcement that she was an acquaintance of the speaker in support of the application, although they had not met for some years.	PA/2023/0424

198 Public Participation

The Member Services Manager 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 five registered speakers, one of whom had elected to have their speech read out.

199 Minutes

Resolved:

That the Minutes of the Meeting of this Committee held on 4 October 2023 be confirmed as a correct record.

200 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	PA/2023/0424
Location	Garages (1-18), to the rear of 12 and 13 Thorne Estate, Thorne Estate, Pluckley, TN27 0RD
Grid Reference	Easting (x) 592044; Northing (y) 144800
Parish Council	Pluckley
Ward	Upper Weald
Application Description	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
Applicant	Assistant Director – Housing, Sharon Williams (ABC)

Agent	Ms. Asri Asra
Site Area	0.12 ha(approx. 1000sqm)

One of the Planning Officers gave a presentation, detailing this proposed scheme of affordable housing units. She clarified that the incorrect date of 4 October 2023 on the report was a clerical error. She showed location and site plans, explaining that part of the site was outside of the settlement confines, extending slightly into the public open space. She explained the proposed accesses and parking provision for local residents. She showed representations of the proposed elevations, floor plans, and photos, explaining that the materials would be in keeping with those existing on the estate.

In accordance with Procedure Rule 9.3, Mr Russell Norman, local resident, had registered to speak in objection to the application. He had elected to have his speech read out by the Member Services Manager.

In accordance with Procedure Rule 9.3, Cllr Mark Taylor was present and spoke in support of the application, on behalf of Pluckley Parish Council.

Resolved:

PERMIT

- A. Subject to the applicant submitting information to enable an Appropriate Assessment under the Habitats Regulations to be adopted by the Assistant Director - 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 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. Construction Management Plan
4. Provision and retention of permanent parking spaces
5. EV Charging points
6. Cycle parking
7. Contamination (Land or groundwater)
8. Reporting of unexpected contamination
9. Foul water disposal
10. Bin Storage
11. Sprinkler system and Fire Service access and facility provisions under the Building Regulations.
12. Submission of material samples
13. Landscaping scheme
14. PD rights removed [Classes A (extensions), B (Dormers), D (porches) and E (outbuildings)]
15. Fibre optic broadband
16. Scheme of biodiversity enhancements
17. Details of solar panel provision, including their number, to facilitate the maximum possible provision.

Notes to Applicant

1. Working with the Applicant
2. Roofing materials on existing garages

Application Number	PA/2022/2784
Location	70, Lower Vicarage Road, Kennington, Ashford, TN24 9AS
Grid Reference	Easting (601668) Northing (145070)
Parish Council	Kennington
Ward	Kennington
Application Description Applicant	Proposed demolition of existing bungalow and erection of 3 new dwellings Rich and Brown Developments Ltd
Agent	Mr Dan Town, OSG Architecture Ltd, Unit 2A Capital House, 4 Jubilee Way, Faversham, ME13 8GD

Site Area 0.159 hectares

The Team Leader – Planning Applications gave a presentation, showing location and site plans, photographs of the area, proposed elevations, floor plans, and materials.

In accordance with Procedure Rule 9.3, Mrs M Sharp, local resident, had registered to speak in objection to the application and was present to read her speech in person.

In accordance with Procedure Rule 9.3, Mr Dan Town, agent had registered to speak in support of the application and was present to read his speech in person.

Resolved:

REFUSE on the grounds of

- Overdevelopment/layout leading to loss of amenity including loss of light and overshadowing for the neighbouring property No.68
- Design and appearance out of keeping with the character of the area and the street scene
- Unacceptable impact on highway safety

Notes to Applicant

1. Working with the Applicant

Application Number	PA/2023/0821
Location	Little Coombe, Little Coombe, Hastingleigh, TN25 5JB
Grid Reference	Easting 608826, Northing 146053
Parish Council	Hastingleigh Parish Council
Ward	Bircholt Ward
Application Description	Proposed change of use of land and proposed annexe accommodation following demolition of existing outbuilding

Applicant	Mr Schneider and Tringham
Agent	Ms Beeken
Site Area	0.35 hectares

The other Planning Officer gave a presentation showing the location and site plans, proposed elevations and materials, floor plans and site photographs. Members' attention was drawn to the Update Report, which detailed a further objection recently received. The Planning Officer confirmed that, whilst consideration had been given to the submitted photo-shopped images of the proposed building in situ, they were not considered an accurate representation of the proposal.

In accordance with Procedure Rule 9.3, Mr Justin Williams, local resident, had registered to speak in objection to the application and was present to read his speech in person.

Resolved:

REFUSE on the grounds that the proposed accommodation:

- Would not be ancillary and visually subordinate to the main building contrary to policy HOU9
- By virtue of its scale, form, design and use of materials, it would cause unacceptable harm to, and fail to conserve and enhance, the AONB contrary to policy ENV3b and the Kent Downs AONB Management Plan.

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