



Planning Committee

Wednesday the 18th March 2020 at 7.00pm

Update Report for the Committee

The following notes and attached papers will be referred to at the meeting and will provide updated information to the Committee to reflect changes in circumstances and officer advice since the reports on the agenda were prepared

3. **Minutes** – To approve the Minutes of the Meetings of this Committee held on the 10th and 19th February 2020,
4. **Changes to Delegations and Authorisations Granted by this Committee**
5. Requests for Deferral/Withdrawal
6. Schedule of Applications
- (a) **19/00025/AS** – Land between railway line and Willesborough Road, Kennington, Kent - Hybrid planning application seeking:

(i) Outline planning permission (all matters reserved except for points of access) for up to 437 dwellings; formal and informal open space incorporating SuDS; and associated services, infrastructure and groundworks; and

(ii) Full planning permission for the erection of 288 dwellings; the creation of service plot of land to facilitate the delivery by Kent County Council of a two-form entry primary school with associated outdoor space and vehicle parking; a new Bowls Centre including a clubhouse of 292 sq.m, ancillary building and a bowling green; a local centre to provide 280 sq.m of A1 (retail), 180 sq.m of A1 (retail food store), 100 sq.m A3 (café), 75 sq.m A5 (takeaway), 190 sq.m D2 (gym/fitness studio space) open space incorporating SuDS; vehicle parking; and associated services, structural landscaping, infrastructure and groundworks.
Subject to Environmental Impact Assessment

Additional letters of representation received

There have been a further 17 letters of objections received since the publication of the report. The following are a summary of issues that have not been previously raised by representations:

- goes against the Ashford green corridor scheme with it destroying the green belt

[SDDM comment; the site is not located in the Ashford Green Corridor or green belt]

- impact on Wye village in terms of car parking for those choosing to travel from Wye train station

[SDDM comment: there is no evidence that there will be a material impact upon Wye station parking]

- Should not be building on the floodplain

[SDDM comment: Flood mitigation is being provided so that no built development is proposed within Flood Zones 2 and 3.]

- Insufficient rail capacity on HS1

[SSDM comment: This is a strategic issue being addressed by the infrastructure provider and not a reason to refuse planning permission]

- Impact of a construction site on residential amenity
- do not need a new Bowls Centre
- overlooking into existing residential properties
- no community spirit/provision
- The need to provide infrastructure first as set out in the government's manifesto has not been addressed sufficiently by the applicant

[SDDM comment: The above issues are addressed in the main report]

- 5 years housing supply and delivery test is calculated unfairly to the detriment of local authorities who are not in control of the situation and bears all the adverse consequences while developers receive no government penalty
- We are experiencing a much changed world and environment since this planning application was submitted. We are in recession, local and national infrastructure is collapsing and the future is uncertain. At such times a precautionary approach is needed and the council should consider declining this application or deferring until the future is more clear.

[SDDM comment: This is not considered to be a reasons to refuse permission or defer a decision for a site which is identified in the adopted Local Plan]

Wye with Hinxhill Parish Council has submitted an objection to the application for the following reasons:

- KCC have objected regarding traffic
- Over-development of the site – evidences by tandem parking arrangements, narrow roads challenging access for refuse and large vehicles, refuse vehicles required to reverse
- Landscape impact and impact upon AONB, buffering for residents
- Basic building standards will not help ABC meet carbon neutral status
- Location of primary school – noise from trains, overlooking from bridge, danger for children crossing unmanned level crossing, school not where it needs to be
- SuDS inadequate
- Location of affordable housing
- Lack of meaningful green space/play space
- Necessity for flood risk assessment to be undertaken
- Impact on infrastructure
- Power supplies
- Is there enough space for electric charging points to be installed
- No provision for self-build units

[SSDM comment: All of the issues raised above have been previously raised and addressed in the report. KCC Highways and Transportation do not raise any objections following the submission of additional information and amendments to the scheme.]

Errata to Table 1

All references to Policy IMP2 should be disregarded, because this application does meet all of the policy and infrastructure requirements set out in the Local Plan, so Policy IMP2 does not apply.

The required KCC Travel Plan monitoring fee (Item 23 of Table 1) is £1000 per annum.

- (b) **19/01278/AS** – 13 Barrow Hill Terrace, Barrow Hill, Ashford, Kent, TN23 1NF - Erection of new gate

Mr Paul Evans is unable to attend the Committee but wishes to speak in objection to this item and the corresponding listed building consent application (agenda item C).

Firstly might I congratulate the author of the Planning Report on their understanding of the issues and their thoroughness. I can only repeat my original statement when requesting the opportunity to speak that **“In addition to the objections already submitted regarding demolition of the listed wall, it is also our contention that there is insufficient room to turn a car (applicant's car is 4.93m long x 1.85m wide), the width available in the road allowing for legitimately parked Barrow Hill Cottages residents' cars is 3.46m. Manoeuvring into a single width garden in such a narrow space is impossible (cars do not bend) and likely to cause damage to the aforementioned residents' cars.”** I am aware that KCC Highways have already noted that there is insufficient space available to allow parking in and access to/egress from the garden but it seems the original dimensions of the cars related to a mini and a Ford focus. The applicant actually drives at present a Honda Accord. I have given the actual industry dimensions taken from the Honda website.

- (c) **19/01262/AS** – 13 Barrow Hill Terrace, Barrow Hill, Ashford, Kent, TN23 1NF - Demolition of wall and gate at the rear of the property to accommodate car parking area and erection of new gates.

See above.

- (d) **19/01232/AS** – Land south-west of junction of, Bullfinch Avenue, Finberry, Sevington, Ashford - Outline application for a mixed use local centre scheme comprising 63 residential dwellings, up to four retail units (comprising a convenience foodstore (A1) and up to three A1/A2/A3/A5 units) and a public house (A4), with associated parking. All matters reserved except for site access.

No update.

- (e) **19/01701/AS** – Land east of Ham Street By-Pass and south west of, Brockmans Lane, Kingsnorth - Outline planning application for residential development of up to 100 dwellings with all matters reserved except for the main access point off Brockmans Lane into the site.

[SSDM Comment and further response to Kingsnorth PC comment in report on request for contribution to a community facility

A community and sports facility is proposed in the nearby development of Finberry on land forming the street corner to the east of the Primary School. Finberry will be fully connected to Bridgefield and the development already permitted as its extension located immediately to the north of the application site subject of this application. Officers and colleagues in Cultural Services have been working with Crest Nicholson to refine the proposals with a view to a stand-alone planning application being submitted to the Council later this year. The facility that is envisaged would help serve the community need from an enlarged Bridgefield development as well as the needs of Finberry residents]

- (f) 19/01517/AS – Godinton house, Godinton, Ashford Kent - Variation of condition 2 on planning permission 17/01511/AS to revise approved plans**

The applicant has submitted amended plans showing minor detailed changes as follows:

- (i) Flats 3 and 8 – the small study/bedroom shown is now incorporated into the living room space so is clearly a 1 bed flat as applied for.
- (ii) Balconies to flats 12,13,21,22, 25 have been marginal increase to comply with the space standard requirements.
- (iii) Windows changed from PVC to grey powder coated aluminium.

[SSDM Comment: These changes are as requested by officers and acceptable]

Neighbours: One further letter of objection from a resident of a dwelling located immediately to the south west (rear) of the site on the following grounds.

- (i) The continuous and multiple amendments and subsequent re-titling of this/these variation/s which has been misleading and difficult to monitor
- (ii). Previous external rendering scheme was chosen to perceivably diminish and then mitigate the loss of light impact on neighbouring properties. Any deviation should now require a new light impact assessment to be conducted.
- (iii) The exterior scheme was used to vindicate the extension and the additional floor despite these additions being totally out of scale with the low-rise dwellings on 3 of the building's 4 flanks
- (iv) Excavation of the basement is perfectly feasible. This variation is purely for financial gain and should be disregarded in accordance with impartial treatment and

in respect to those who would otherwise have reason to object to the original planning consent on financial grounds (i.e. loss of private property value)

(V) New parking scheme puts more strain on an already constricted site, increases traffic movements and the potential for noise, disturbance and disruption.

(vi) No provision seems to have made whatsoever for turning of a vehicle and anything larger than a compact car would struggle to make it round

(vii) The plans do not give any indication of lighting scheme and demonstrate no consideration for light emissions and subsequent pollution posed to the existing building in close proximity.

(viii) The indicative tree planting that deliberately encroaches on boundaries and steals space and light. This would be considered anti-social behaviour in any other case.

(ix) The 1st floor (from the rear) terrace to that will overlook gardens and both intimate (bedroom) and habitable (kitchen) areas of people's homes.

(x) Objection to the additional and over-sized windows with direct views into people's homes and gardens.

[SSDM Comment. It is not agreed that the change in materials requires a new light assessment. Any lighting scheme for the parking can be conditioned but is serving a mostly domestic use area. Highways, parking and turning matters are acceptable to Kent Highways. The rear first floor terrace at the far south east end was on the previous approved planning permission. The overlooking relationships from windows is acceptable}

(g) 20/00191/AS - Land between Belgic Court and 70 to 80, The Limes, Stanhope, Kent - Erection of greenhouse, wood cabin, tool shed, bike shed; conversion of container and landscaping in association with use as a community garden.

Following concerns over the potential industrial appearance of the container housing the WC/site office to be placed at the front of the site, amended plans have submitted showing the container to be clad in timber weatherboarding. As a result the following condition is to be added:

Within 1 month of the delivery of the container onto the site, the container shall be clad in timber boarding as per the details shown on approved drawing CB-003 Rev 01 (container building elevations/plan) and retained as such thereafter.

Reason: In the interests of visual amenity

