

Ashford Borough Council: Planning Committee

Minutes of a Virtual Meeting of the Planning Committee held on Microsoft Teams on the 22nd April 2020.

Present:

Cllr. Burgess (Chairman);

Cllr. Blanford (Vice-Chairman);

Cllrs. Anckorn, Chilton, Clarkson (ex officio), Clokie, Forest, Harman, Heyes, Howard, Howard-Smith, Krause, Ledger, Ovenden, Shorter, Spain, Sparks, Wright.

In accordance with Procedure Rule 1.2(c) Cllrs. Ledger and Anckorn attended as Substitute Members for Cllrs. Smith and Ward respectively.

Apologies:

Cllrs. Smith, Ward.

Also Present:

Cllr. Rogers.

In Attendance:

Strategic Applications Team Leader; Spatial Planning Manager; Local Transport and Development Planner (Kent County Council Highways and Transportation); Senior Communications Officer; Principal Solicitor (Strategic Development); Deputy Principal Solicitor – Planning/Section 106; Member Services Manager (Operational); Member Services and Ombudsman Complaints Officer.

362 Declarations of Interest

Councillor	Interest	Minute No.
Blanford	Made a Voluntary Announcement as she was a Member of the Weald of Kent Protection Society and the Campaign to Protect Rural England (Kent Branch).	
Burgess	Made a Voluntary Announcement as he was a Member of the Weald of Kent Protection Society.	
Chilton	Made a Voluntary Announcement that some of the members of the South Willesborough & Newtown Community Council were known to him personally but he had not discussed the application with them and this would have no	364 – 19/01476/AS 19/01694/AS

bearing on his judgment at the meeting.

Clarkson Made a Voluntary Announcement as he was a Member of the Weald of Kent Protection Society.

Clokie Made a Voluntary Announcement as he was a Member of the Weald of Kent Protection Society.

363 Minutes

The Chairman clarified that the Minutes of the Meetings of this Committee held on the 10th and 19th February 2020 had been approved and confirmed as a correct record at the Meeting on 18th March. There were no Minutes to be approved at this Meeting.

364 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 indication of the Parish Council's/Town 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 '-'

Application Number	19/01476/AS
Location	Newtown Railway Works, Newtown Road, Ashford, Kent, TN24 0PN
Grid Reference	01761/41600
Parish Council	South Willesborough & Newtown
Ward	Aylesford & East Stour
Application Description	<p>Detailed application for a mixed-use development comprising:-</p> <ul style="list-style-type: none">• film/TV Studios with associated post-production offices and workshop and media village (18,845 sqm) (Use Class B1);• a hotel (Use Class C1) including ancillary space and circa 62 serviced apartments (Use Class C3) (max. 112m AOD);• a multi-storey carpark (max. 62m AOD);• change of use, internal and external alterations to the listed Locomotive Shed buildings, including increasing the height by an additional two-storeys (max. 62m AOD), to provide flexible commercial floorspace (7,185 sqm) for use in connection with the film/TV studios (Use Class B1/ D1) including 265 sqm café (Use Class A3) and circa 302 residential units (Use Class C3) and internal parking spaces;• change of use, internal and external alterations to listed Engine Shed building, including increasing the height by an additional two storeys (max.53m AOD) , to provide (2,605 sqm) flexible commercial space (Use Class B1/ D2/A3) and;• change of use, internal and external alterations of the Paint Shop building, Acetylene Store and Clock Tower listed buildings to provide ancillary uses to the film/TV studios (Use Class B1); <p>plus associated infrastructure including open space, landscape and public realm provision, external parking, servicing, pedestrian and vehicular access and associated engineering, utilities and infrastructure works.</p>

Applicant	Quinn Estates Newtown Works Ltd, Quinn Estates, Highland Court Farm, Bridge, CT4 5HW	
Agent	Iceni Projects, Da Vinci house, 44 saffron Hill, London, EC1N 8FH	
Site Area	5.09 ha	
(a) See below	(b) 'R'	(c) ABC Culture 'X', ABC Eco 'S', ABC Env (Contam.) 'X', ABC Env (Noise) 'X', EA 'X', HE 'X', KCC (ECOL) 'X', KCC (Dev Con) 'X', KCC (Herit) 'X', KCC (Flood) 'X', KH&T 'X', Fire 'X', NE 'X', Network R 'X', NHS 'X', SW 'X', IDB 'X', Vic. Soc. 'R', Hist. Eng. '-'
Orig. & Amends 1280 /34 'S', 14 'R', 11 'X'	<u>Amends</u> 'R'	<u>Amends</u> ABC (Comm. Safety) 'X', ABC Env (Noise) 'X', Ashford Access 'X', EA 'X', KH&T 'X', KCC ((Herit.) 'X', KKCC (Ecol.) 'X', CC (Dev Con) 'X', Fire 'X', K. Pol 'X', Highways Eng. 'R', Hist. Eng. X', HS1 'R', NE 'X', Uni. Kent 'S', Vic. Soc '-', IDB 'X', KCC (Flood) 'X', Creative Eng. 'S'

The Strategic Applications Team Leader gave a presentation. He also drew Members' attention to the Update Report. A number of further representations had been received and there was a formatting error in the Recommendation. There was a Recommendation update and a proposed enlargement of the locomotive shed community room and consequential changes to Table 1. Highways England had made further comments. Additional Highways-related Planning Conditions and other Planning Conditions were proposed. Further information was provided on TV/Satellite signals. Various errata and typos were highlighted.

In accordance with Procedure Rule 9.3, Mr Rainbird, the agent, had registered to speak in support of the application. His speech was read out by the Senior Communications Officer, and is appended to these Minutes at Appendix A.

In accordance with Procedure Rule 9.3, Ms Mullan, Chair of the South Willesborough & Newtown Community Council, had registered to speak in objection to the application. Her speech was read out by the Senior Communications Officer, and is appended to these Minutes at Appendix B.

One of the Ward Members attended and spoke on the application.

Resolved:

(A) Subject to the Secretary of State (SoS) being:-

(i) notified in respect of the Victorian Society's objection to the associated listed building consent application 19/01694/AS for the related works,

(ii) the Council being notified that the SoS is satisfied that the proposed changes to the listed buildings are justified, and

(iii) the SoS is content for the Council to determine related application for listed building consent 19/01694/AS,

and subject to:

(iv) Highways England being notified that the Council disagrees with one of its suggested conditions & the Secretary of State for Transport (SoS Tpt.) being notified of the Council's position as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018 and the Council thereafter being notified that the SoS Tpt. is satisfied that the Council can proceed to determine the application (including any deemed ability to determine due to a lack of response within the specified time limits),

(B) Subject to the application plans being amended to incorporate the enlarged Community Use space now proposed in the Locomotive Shed referenced in the Report, and

(C) Subject to the applicant first entering into a section 106 agreement/undertaking in respect of planning obligations detailed in Table 1 (and any section 278 agreements so required), in terms agreeable to the Head of Planning in consultation with the Director of Law and Governance, with delegated authority to the Head of Planning to make or approve changes to the planning obligations and planning conditions (for the avoidance of doubt including additions, amendments and deletions) and approve minor changes to application drawings as she/he sees fit,

Table 1 - Heads of Terms for Section 106 Agreement/Undertaking

Head	Planning Obligation		
	Detail	Amount(s)	Trigger Point(s)
1.	<p><u>Accessible and Adaptable Housing</u></p> <p>Level 2 access homes (M4(2)) to be provided in the Locomotive Shed</p>	20% M4(2) across the whole site	N/A
2.	<p><u>Adult Social Care</u></p> <p>Towards additional specialist care accommodation in the Borough</p>	A total of £44,357.76 (£146.88 per dwelling)	From any Deferred Contributions received , allocated as determined by Officers under delegated powers. Payable if the actual sales price of each dwelling exceeds the predicted sales price as identified by the viability assessment.
3.	<p><u>Children's and Young People's Play</u></p> <p>Provision of children's and young people's play on-site delivered and maintained by the developer and capital and commuted maintenance contribution to provision off-site within Ashford town centre</p>	Provision of play on-site up to value of £40,000 unless increased spend is agreed. Details to be agreed through a specification to be submitted and approved. Informal residents'	Direct provision within the Locomotive Shed Full detailed specification and phasing plan to be submitted prior to commencement Residents' only open

		<p>only open space within the Atrium Space in the Locomotive Shed as per the application plans:</p> <p>Off-site provision of the balance due being £103, 388.44 (unless any diminution has been agreed relating to the agreed spend on-site in the Locomotive Shed) to be spent within Ashford Town Centre</p> <p>Commutated maintenance of £146, 481.56 for such off-site provision unless a lesser sum has been agreed.</p>	<p>space within the Locomotive Shed to be delivered and made available to residents in accordance with a phasing plan / timetable for that space to be agreed</p> <p>From any Deferred Contributions received, allocated as determined by Officers under delegated powers. Payable if the actual sales price of each dwelling exceeds the predicted sales price as identified by the viability assessment.</p> <p>From any Deferred Contributions received, allocated as determined by Officers under delegated powers. Payable if the actual sales price of each dwelling exceeds the predicted sales price as identified by the viability assessment.</p>
4.	<p><u>Community Buildings</u></p> <p>Community meeting facility shown adjacent to the ground floor café in the Locomotive Shed to be provided as part of the Locomotive Shed development, with a community</p>	<p>Community Use Agreement to apply to the community meeting facility and, following prior consultation with SWNCC, to include: reasonable hire</p>	<p>Details of Community Use Agreement to be submitted prior to first occupation of the commercial floorspace in the Locomotive Shed</p>

	<p>use agreement to secure use of the facility for the community and its ongoing management and maintenance.</p>	<p>fees, damage deposit, and terms & conditions of hire; reasonably available methods of booking and gaining access to the building; also availability (opening hours, days of the week, the number of occasions when the owner will be permitted to refuse bookings for own functions, closure for maintenance, etc) together with details of SWNCC's written comments relating to the use of the facility pursuant to the required consultation and written clarification as to how requests have / have not been able to be incorporated in the proposed Agreement</p>	<p>Community facility to be provided and made available for use prior to occupation of the Locomotive Shed</p>
5.	<p><u>Community Learning</u></p> <p>Towards additional equipment and resources for Adult Education Centres locally</p>	<p>Total of £ 4,958.84 (£16.42 per dwelling)</p>	<p>From any Deferred Contributions received, allocated as determined by Officers under delegated powers. Payable if the actual sales price of each dwelling exceeds the predicted sales price as identified by the viability assessment.</p>

6.	<p><u>Health Care</u></p> <p>Towards extension and development of the Ashford Stour Primary Care Network Practices and associated area.</p>	Total of £276,900.00	<p>Subject to any further discussions to be held with the Applicant, from any Deferred Contributions received, allocated as determined by Officers under delegated powers. Payable if the actual sales price of each dwelling exceeds the predicted sales price as identified by the viability assessment.</p>
7.	<p><u>Libraries</u></p> <p>Towards additional Library equipment, stock, services including digital infrastructure, shelving and resources for the new borrowers at Libraries in the Ashford Urban Area</p>	Total of £16,745.90 (£55.45 per dwelling)	<p>From any Deferred Contributions received, allocated as determined by Officers under delegated powers. Payable if the actual sales price of each dwelling exceeds the predicted sales price as identified by the viability assessment.</p>
8.	<p><u>Outdoor Sports Pitches</u></p> <p>Towards outdoor sports provision within the Ashford urban area</p>	Total of £320,179.00	<p>From any Deferred Contributions received, allocated as determined by Officers under delegated powers. Payable if the actual sales price of each dwelling exceeds the</p>

			predicted sales price as identified by the viability assessment.
9.	<p><u>Indoor Sports Buildings</u></p> <p>Towards indoor sports provision within the Ashford urban area</p>	Total of £116,881.00	From any Deferred Contributions received , allocated as determined by Officers under delegated powers. Payable if the actual sales price of each dwelling exceeds the predicted sales price as identified by the viability assessment.
10.	<p><u>Primary Schools</u></p> <p>Towards new school provision in the planning group</p>	Total of £201,852.00 (£1,134.00 per x 178 'applicable flats' being 56sq.m GIA or above)	From any Deferred Contributions received , allocated as determined by Officers under delegated powers. Payable if the actual sales price of each dwelling exceeds the predicted sales price as identified by the viability assessment.
11.	<p><u>Secondary Schools</u></p> <p>Towards new school provision at Chilmington Green Secondary school or alternative new provision in the planning group</p>	Total of £208,616.00 (£1,172.00 per x 178 'applicable flats' being 56sq.m GIA or above)	From any Deferred Contributions received , allocated as determined by Officers under delegated powers. Payable if the actual sales price of each dwelling exceeds the predicted sales price as identified by the viability assessment.

12.	<p><u>Strategic Parks</u></p> <p>Towards improvements to Victoria Park</p>	A total of £42,640.94	<p>From any Deferred Contributions received, allocated as determined by Officers under delegated powers. Payable if the actual sales price of each dwelling exceeds the predicted sales price as identified by the viability assessment.</p>
13.	<p><u>Arts</u></p> <p>On-site provision of public art and creative opportunities to be delivered on-site by the developer</p>	Scheme to a total capital value of £74,765.25 to be delivered on-site by the applicant	<p>Details of the scheme – including timetable for its delivery - to be agreed prior to commencement of works on the Central Promenade space.</p>
14.	<p><u>Voluntary Sector</u></p> <p>Contribution to this sector to expand the work of the Community Council and/or Ashford Volunteer Centre</p>	Total of £19,221.56	<p>From any Deferred Contributions received, allocated as determined by Officers under delegated powers. Payable if the actual sales price of each dwelling exceeds the predicted sales price as identified by the viability assessment.</p>
15.	<p><u>Youth Services</u></p> <p>Towards additional resources for the Ashford Youth service to</p>	A total of £19,846.50	<p>From any Deferred Contributions received, allocated</p>

	enable outreach services in the vicinity		as determined by Officers under delegated powers. Payable if the actual sales price of each dwelling exceeds the predicted sales price as identified by the viability assessment.
16.	<p><u>Provision and Governance of informal open and play space and facilities</u></p> <p>On-site provision of informal hard and soft open space by the applicant in the form of the defined 'Central Promenade' space.</p> <p>Scheme for ongoing management of informal space forming the Central Promenade space and the on-going management of the Atrium Space within the Locomotive Shed (including the 'residents' only space' and the play facilities embedded therein and the separate 'commercial occupiers only' spaces) and the management of all other spaces to include details of management entity or entities involved with all those spaces.</p> <p>Scheme to include details of constitutional documents of management entities which must ensure owners of dwellings are members of the entity, that they can fully participate in strategic decisions regarding the maintenance of the open space and that the entity is accountable to the owners of the management thereof.</p>	<p>On-site provision.</p> <p>Funding mechanism to be approved as part of detailed scheme.</p>	<p>Scheme to be approved by the Council – including a timetable for delivery - prior to the first residential occupation of the first apartment located within the Locomotive Shed. The agreed scheme to thereafter be delivered in accordance with the agreed timetable.</p>

	Scheme must also include details of ongoing funding/endowment of management entity to ensure it is financially sustainable and details of any mechanism for securing such ongoing endowment.		
17.	<u>Monitoring Fee</u> Contribution towards the Council's costs of monitoring compliance with the agreement or undertaking	£2,000 per annum until the development is completed	First payment upon commencement of development and on the anniversary thereof in subsequent years
18.	<u>KCC Travel Plan Monitoring Fee</u> Contribution towards the County Council's costs of monitoring compliance with the approved Travel Plan for the site and securing remedial measures in the event of non-achievement of modal split targets	£5,000 per annum for a period of 5 years post completion of the development	First payment upon commencement of development and on the anniversary thereof in subsequent years
19.	<u>Informal Natural Green Space Contribution</u> Contribution to be spent on off-site natural greenspace within a radius to be agreed	Total of £79, 979.39	From any Deferred Contributions received , allocated as determined by Officers under delegated powers. Payable if the actual sales price of each dwelling exceeds the

			predicted sales price as identified by the viability assessment.
20.	<p><u>Romney Marsh Roundabout</u></p> <p>Contribution to KCC towards improvements that are a direct result of the impact of the scheme on the RMR</p>	A total of £355,054.00 relating to the impact of the development on this roundabout	From any Deferred Contributions received , allocated as determined by Officers under delegated powers. Payable if the actual sales price of each dwelling exceeds the predicted sales price as identified by the viability assessment.
21.	<p><u>Resident's parking scheme via Controlled Parking Zone</u></p> <p>Contribution towards the making and implementation of a Traffic Regulation Order in Newtown and South Willesborough as considered appropriate</p>	£15,000	Payable prior to first residential occupation
22.	<p><u>Outreach programme to higher education</u></p> <p>Programme to take forward and work with higher education institutions to deliver the aspirations cited in Appendix 7 to the report 'Newtown Works Film Studios - Background Information and Detail of Operations', in relation to fostering, nurturing and delivering increased levels of creative industry skills for the future</p>		Programme to be agreed – including implementation timetable - prior to the first opening of the film studios and media village / workshop building and implemented prior to first opening of those uses and thereafter be

			continued for a minimum 20 year period.
23.	<p><u>Public access to the Central Promenade space, to the Café and its external seating areas and to the Community Meeting room</u></p> <p>Permissive public access to be provided to these areas</p>	N/A	Timetable for permissive access to be agreed relating to agreed phasing of the scheme elements and thereafter implemented in accordance with that timetable and thereafter retained in perpetuity.
24.	<p><u>Deferred payments mechanism</u></p> <p>Mechanism to monitor sales/rental values to ensure that 40% of any rise in values is paid to the council towards those contributions above that are deferred</p>	Up to the value of all deferred contributions (index linked)	To be paid if the circumstances prevail

[Notices](#) must be given to the Council and the County Council at various stages in order to aid monitoring. All contributions are [index linked](#) in order to maintain their value. County Council contribution are to be index linked by the BCIS General Building Cost Index from Oct 2016 to the date of payment (Oct-16 Index 328.3). The Council's and the County Council's legal costs in connection with the deed must be paid.

If an acceptable deed is not completed within 3 months of the Committee's resolution, the application may be refused.

(D) 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 technical representations, with wordings and triggers revised as appropriate and with any 'pre-commencement' based planning conditions to have been agreed with the applicant

1. Early commencement of residential conversion of the Locomotive Shed
2. Development carried out in accordance with the approved plans
3. Phasing to be agreed
4. Code of Construction practice including Dust Management
5. Hours of construction
6. Wheel washing, site set-up and contractor parking arrangements
7. Access and highways
8. Measures to prevent the discharge of surface water onto the highway
9. Provision and retention of parking and turning areas
10. EV charging / future proofing strategy to commercial multi-storey car park
11. Provision and retention of secure cycle parking and bin storage
12. Remediation, verification and dealing with any unexpected contamination
13. Foul water sewerage disposal details
14. SUDs scheme (including requirement to explore further optimisation techniques and amend strategy as appropriate in consultation with the River Stour IDB Clerk & Engineer)
15. Tree protection measures
16. Arboricultural Method Statement
17. Details and hard and soft landscaping works within and beyond the site
18. Landscape management arrangements
19. Water use of dwelling no more than 110 litres per person per day.
20. Fine details of construction, boundary walls and railings and bollard lighting in the residents' car park

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21. Monitoring
 22. List of approved drawings and documents
 23. Material and fine details to all buildings
 24. Condition relating to delivery of Crowbridge Road bridge improvements
 25. Condition relating to main access surface treatments and consultation with ABC on s.278 detail
 26. Condition relating to film studios only access surfacing treatments and consultation with ABC on s.278 detail
 27. Condition relating to delivery of the Ellison Way crossing
 28. Car club including exploration of a car club operated by a 3rd party provider (or direct provision & management of the same by the developer)
 29. Film Studios Travel Plan
 30. Residential Travel Plan
 31. Remediation and contamination
 32. Highway condition survey of Crowbridge Road and Newtown Road to be provided
 33. Changes to the Beaver Road arm of the Beaver Road / Avenue Jacques Fauchoux / Victoria Way junction to be carried out and/or funded by the applicant to an agreed timescale in order to mitigate the impacts of the proposed development on the operation of that junction
 34. Provision of missing double yellow lines on Newtown Road including agreement of a plan, delivery mechanism and delivery timetable to help prevent any overspill parking
 35. Construction phase and operational phase signage details for the site from the A2070 and, where appropriate, from the local highways network
 36. Bus stop improvement strategy
 37. Film studios Events Management Plan
 38. Fine detail of EV charging facilities for the Locomotive Shed residents' only car park
 39. No helicopter landing within the site and no use of drones within the site (including for aerial deliveries)

40. Measures to mitigate impacts of noise to Locomotive Shed residents to be agreed
41. Measures to deal with air quality and the extraction of fumes from the Locomotive Shed car park to be agreed
42. Lighting to be agreed
43. Materials for the rear of the x 4 Film Studios to be agreed (including exploration of the further finessing of the materials palette and its spatial distribution)
44. Access controls to the interior residential and commercial open spaces within the Locomotive Shed
45. Secure access arrangements for access into the Locomotive Shed residents' only car park
46. Heritage celebration, interpretation of the site's industrial archaeology and retention of industrial artefacts (including signage) strategy to be agreed (including related locations within and close to heritage buildings)
47. Ecological mitigation strategy (including areas to be designed with ecological sensitive lighting and nesting and roosting boxes)
48. Archaeology
49. Assessment of the impacts of the proposal on TV / Satellite signals in the neighbourhood, including any required mitigation, to be submitted and agreed

Note to Applicant

1. S106
2. Working with the Applicant

Application Number	19/01694/AS
Location	Newtown Railway Works, Newtown Road, Ashford, Kent, TN24 0PN
Grid Reference	01791/41600
Community Council	South Willesborough and Newtown
Ward	Aylesford and East Stour
Application	Internal and external alterations to include repair, partial

Description	demolition and alteration. Removal of non-original roof to locomotive shed and replacement with two storey extension at roof level and extensions and internal divisions to convert the building to a mix of Use Class B1/D1, residential units and internal car park. Removal of non-original roof to Engine Shed and replacement with two storey extension at roof level and alterations to convert the building to gym/restaurant and Use Class B1 floorspace. Conversion of Paint Shop building, Acetylene Store and Clock Tower to provide commercial uses.		
Applicant	Quinn Estates Ltd, Highland Court Farm, Bridge, Canterbury, Kent, CT4 5HW		
Agent	Mr P Chandler-King, Icen Projects, Da Vinci House, 44 Saffron Hill, London, EC1N 8FH		
Site Area	(a) 295/3R	(b) R	(c) HE - X, NAS - , AMS - , KCC Arch - X, SPAB - , TCS - , VS - R, CBA - , GG -.

The Strategic Applications Team Leader gave a presentation. He also drew Members' attention to the Update Report and the further representations received.

In accordance with Procedure Rule 9.3, Mr Hollaway, the agent, had registered to speak in support of the application. His speech was read out by the Senior Communications Officer, and is appended to these Minutes at Appendix C.

One of the Ward Members attended and spoke in support of the application.

Resolved:

(A) Subject to the Secretary of State (SoS) being:-

(i) notified in respect of the Victorian Society's objection to the application, and

(ii) the Council being notified that the SoS is satisfied that the proposed changes to the listed buildings are justified, and

(iii) the SoS is content for the Council to determine the application,

(B) Subject to the issue of a decision notice for related planning application 19/01476/AS securing the heritage benefits set out in the report for that scheme,

(C) Grant consent

subject to planning conditions and notes, including those dealing with the subject matters identified below with delegated authority to the Head of Planning to make or approve changes to the planning conditions (for the avoidance of doubt including additions, amendments and deletions) as she/he sees fit, with any 'pre-commencement' based conditions to have been the subject of agreement with the applicant

1. Listed building time condition
2. Fine details and materials to be agreed
3. Development to be carried out in accordance with the approved plans

Note to Applicant

1. 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;

- 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,
- was provided with pre-application advice,
- The applicant was provided the opportunity to submit amendments to the scheme/ address issues.
- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

Queries concerning these Minutes?
Please contact membersservices@ashford.gov.uk
Agendas, Reports and Minutes are available on: www.ashford.moderngov.co.uk

Mr Rainbird – Agent - supporting

Firstly, I would like to thank you all for working so proactively to deliver tonight's meeting and ensure a decision can be made on our proposals for Ashford International Studios at New Town Works in these unprecedented and exceptional circumstances.

With your support tonight we can collectively start to re-build and create the industry, jobs and momentum that can deliver an exciting new era for Ashford, building on the investment in the town already made.

Nationally and globally we are now reporting the highest viewing numbers on record. So, whilst production is on a small hiatus, this is only going to serve greater demand. The timing of this decision is therefore fundamental to ensuring that Ashford International Studios can be delivered at New Town Works.

The memory of Newtown Works as a thriving hub of industry has long since faded, with the listed buildings and site lying dormant for years, left behind as the town has changed. The proposal before you now provides a once in a generation opportunity to deliver a world class mixed use development that will put Ashford on the international map as a location for digital media and provide a long term, sustainable and viable use for the site and its historic buildings.

By combining the very best facilities for the creative sector, with the wider supporting facilities, such as the hotel, serviced apartments, conference facilities, and education and incubator space offerings we are working to deliver with the Kent Universities and East Kent College, we will ensure that the whole borough will benefit both in profile and financially with over £100m a year supporting your economy.

This is a hugely competitive global industry in which the UK is a leader. The mix of uses has been designed specifically to enable the TV & Film sector to buy into Newtown Works and Ashford as a destination. The result is over 2,000 valuable new jobs and a construction phase and supply chain that will provide many more at a time when they will be most needed.

Key to this proposal is the emphasis on delivery. The combination of the South-East's most proactive and experienced mixed-use developer Quinn Estates, with The Creative District Improvement Company's energy and renowned expertise in the TV & film sector, makes this a highly deliverable, high value job creator of real benefit to local people, the borough and the wider county.

Today we have a number of private equity and institutionally backed funds, poised to invest, once they can be certain of delivery will planning will undoubtedly provide. It is entirely reasonable to expect that the worlds property and media press will have all eyes on Ashford with this news.

Approving this application will mean that tomorrow, when I pick up the phone to Eion Egan, Director, Studio & Production Operations for Netflix and John Edey, Dir, Worldwide Production Real Estate for Amazon, both among those who are vying for our production space I can say that the Ashford International Studios has been given a green light with overwhelming support and excitement and that the studios will be open for business in 2022.

Again, I thank you for ensuring this application is determined at this difficult time and hope that you can support your officers recommendation.

APPENDIX B**Ms Mullan – Chair South Willesborough & Newtown Community Council - objecting**

SWAN Community Council sees economic, educational and public realm benefits in this development but considers that negative impacts on our residents outweigh them. Consequently, it objects to this application.

First, Highways Issues. A recent survey of all homes in the SWAN area revealed that although parking is greatest concern to residents, traffic volumes and safety are also prominent. We believe the Committee should acknowledge this is a complex, inter-linked issue, avoid focusing on short term parking interventions and, instead, examine the validity of our residents' concerns.

If you approve this development with its meagre 1 parking space plus 20% per apartment, you will exacerbate an existing parking problem in adjacent roads which commuters, visitors and tradespeople already use for free parking.

We note that £15000 developer contribution is suggested to assist with parking data collection, which we welcome, but strongly urge the Committee to listen to our residents, defer this application until the Community Council can share this new data with ABC and KCC and if necessary, seek a higher level of funding for an holistic traffic regulation review that will address all aspects of the perceived traffic challenge – not just parking

Second - the hotel. We agree with the Culture and Environment report that at 18 storeys, it is too high, out of keeping and will be visually intrusive to many of our residents. We would also urge you to seek evidence that hospitality demand exists in Ashford town centre for a building of that scale in addition to the two hotels already approved and the increase in private lets.

Third - Affordable accommodation. We understand the HOU1 policy. However, we believe that ABC should act responsibly and provide an affordable component to give Ashford's young people an opportunity to live where job opportunities are greatest. We have suggested that the Council's Development Company purchases several apartments to provide that affordable component, but the suggestion was met with silence.

Fourthly, the Crowbridge Road bridge improvements should be undertaken before work is commenced. It is a vital entry point but also potential accident black-spot given the increased number of HGV's expected.

Fifth -Placemaking. We agree with the Culture and Environment report that funding for a creative project is required to help conserve the spirit of Newtown and mitigate

the impact of gentrification and that the space allocated for Community facilities, although welcome will not satisfy the growing community's recreational/social needs.

APPENDIX C**Mr Hollaway – Agent - supporting**

This is a unique opportunity for Ashford to breathe new life into these 5 redundant listed buildings and regenerate the remainder of the former Newtown Works site. The locomotive sheds are the longest listed railway sheds in the country and have been vacant since the 1980's. The structures have fallen into a state of significant disrepair, in dire need of a long-term use to provide a future. Our proposal is to bring these heritage assets back into viable use and create a new creative community for the town.

This scheme has only been made possible through working closely with Historic England and your conservation and planning officers. The key decision was to allow the existing roofs to be removed, whilst preserving the most important historic fabric. This has enabled the new architecture to grow out of the old, providing for a new industrial architecture to compliment the linear listed buildings.

We have proposed a new central landscaped street through the centre of the sheds that will bring together the proposed 302 residential units, workspaces for the creative industries and the proposed educational spaces for the next generation of film makers. Bridges and walkways span this street, connecting the apartments to the designated parking and cycle spaces with the capability for EV charging points within the listed building. We have worked closely with expert structural engineers throughout to ensure our designs will work with the listed buildings, allowing for their long-term protection and preservation.

The residential units have been designed as loft apartments and double height maisonette units to suit the character of the industrial architecture, each unit has a south facing aspect either looking onto the central street or towards the film studios across the new public realm to be created. We are proposing a cafe within the railway shed which shares the public landscaped space, where we will display historic images as a celebration of the former railway works, whilst an arts and heritage strategy will be developed with local people to ensure the living history of the site as well as the built fabric and its former use is embedded within the public realm and landscape.

The architecture has been carefully crafted to merge the heritage with the new, we have taken inspiration for the existing brick facades to create a new hotel and serviced apartment landmark building at the entrance to the site, acting as a way finder when viewed from the international station and supporting the film studio use. The building is designed to have deep brick reveals and a strong architecture language to enable the old and new to sit comfortably together. Throughout the application we have worked closely with officers and Historic England to ensure the revisions to the scheme have addressed their concerns and delivered an exceptional project that we are really proud of and to which crucially Historic England do not

object and see the value and importance of in preserving these buildings and providing them with a viable future.

This is a once in a generation opportunity to regenerate this former industrial site into a new creative industry of our time. We therefore very much hope you'll support your officers recommendation to approve this application.