



Planning Committee

Wednesday the 6th May 2020 at 5.00pm

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

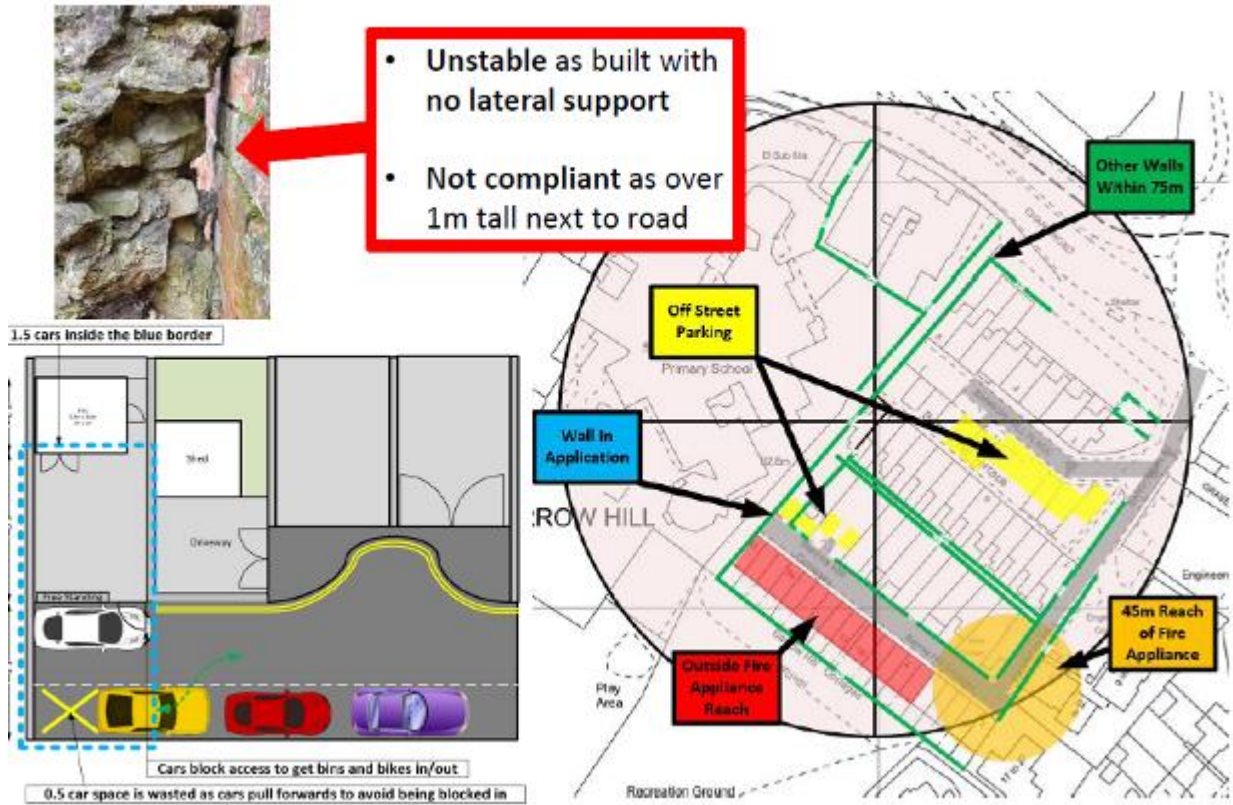
3. Requests for Deferral/Withdrawal
4. Schedule of Applications
- (a) **20/00065/AS** – Proposed Temporary Car Park South Side of Elwick Road, Ashford, Kent - Renewal of temporary planning permission Ref 17/00201/AS (Creation of a new temporary car park on redundant land. Change of use from the previous A1 use to Sui Generis proposed car park. The proposal also includes the erection of a fence, sign entrance, ticket machines, height restrictor, hi-vis bollards, cycle racks, low height light columns, priority sign, Disability Discrimination Act compliant pedestrian access gate and new bins)

NO UPDATES

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

Matthew Willmore, the applicant wishes to speak in support of the application. The following slides support this speech.

Existing Structure & Local Area



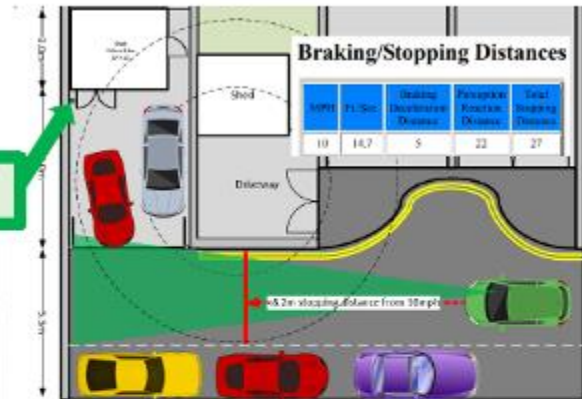
Existing Street Scene



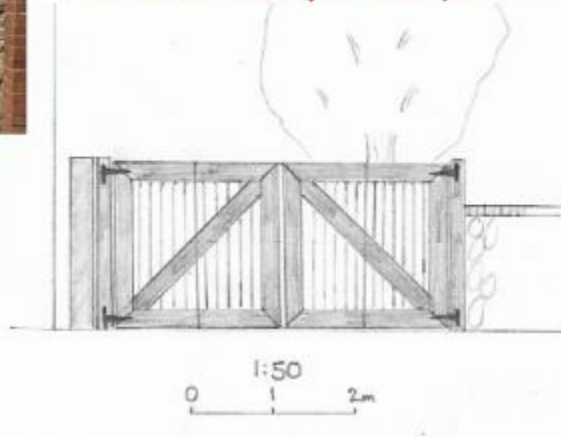
Proposed Street Scene

- Entrance can be made safely with sufficient manoeuvring space

Electric Vehicle Charging Point



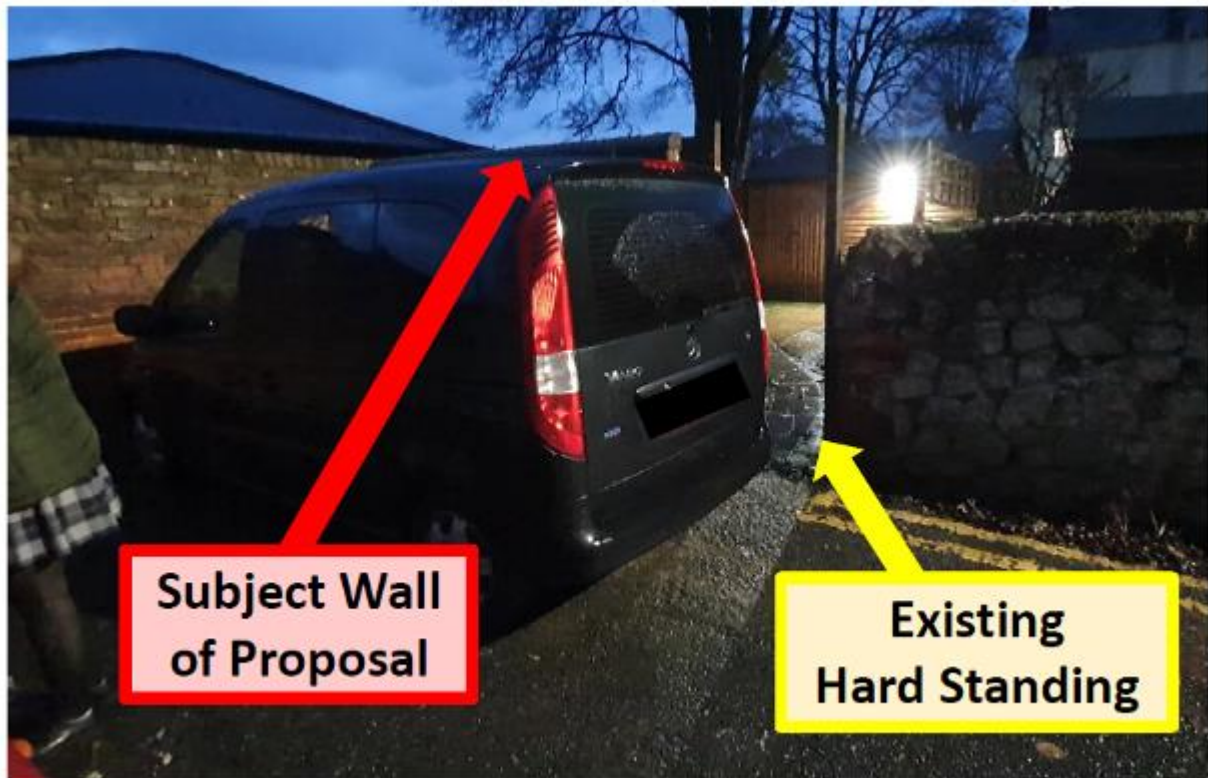
- Street scene improved as cars are not parked across entire width of the road
- Visual enclosure retained by widening of existing gate



(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.

Akvile Vanagaites, the applicant wishes to speak in support of the application. The following slides support this speech.

Existing Street Scene



Existing Design & Wall Condition



Proposed Street Scene



- No cars littering both sides of the road
- Visual enclosure retained by widening of existing gate



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- (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.

Erratum – Figure 4 of the report

For the avoidance of doubt, the Spatial Planning Manager has confirmed that the diagram in Policy S15 of the Ashford Local Plan 2030 that precedes paragraph 3.175 and is shown in figure 4 of the committee report contains an error in that the geographical area covered by Policy S15 shown in light purple has slipped out of alignment with the Crown Copyright map base in the production of the Plan. As such the application has not been considered and does not fall to be considered against Policy SP15.

- (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]

Kent Highways & Transportation

In summary, comment that;-

- (i) the suggested contribution of £24,912 towards the Malcolm Sargent Roundabout (MSR) in the report is considerably less than the £153,537 requested, ..
- (ii) Kent County Council has produced a short technical note setting out the details of the roundabout improvement scheme together with required contributions from a number of sites and submitted that to ABC and.
- (iii) If the apportioned contributions are not received from each respective site then the roundabout improvement cannot be delivered and it will leave Kent County Council with no choice but to have to object to planning applications going forward.

[SDDM comment;

I consider that the contribution of £24,912 towards MSR, as set out in the planning committee report, is the amount that can be justified by the Council for these proposals and not the higher request of £153,537.

Kent Highways were involved with the formation of the ALP2030 but did not raise an objection to it or the need to include the need for MSR within it as an infrastructure impediment needing grouped developer contributions to help fund it.

The short technical note referred to by Kent Highways was not submitted as and background document in the formation and the ALP 2030 and has not been subject to any external consultation and so can be afforded very little weight, if any, in justifying a lawful s.106 contribution request.

Any request for a s.106 contribution must meet the tests on the limitation on use of planning obligations outlined in the community infrastructure levy (CIL)

regulations as being necessary, directly related and fairly and reasonably related in scale and kind to the development. This is long enshrined in planning law.

In this particular case the proposed level of contribution is based on the peak hour movements through MSR and adopts the same per peak hour movement approach as applied to the Park Farm South East development granted planning permission on the opposite side of Brockmans Lane]

Neighbours: One further objection received from a local resident commenting in summary that life has changed and is still changing with COVID-19. Everything has been thrown up in the air. For example, Questions such as "do we need large city office space with staff relying on crowded public transport?" will be asked. Home-working could make the rush hour history, which might then affect property values in satellite "commuter towns" - which is Ashford. These and many more questions have to be asked and answers given before we even think about giving the go ahead to massive housing projects.

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

(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 perceptibly 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 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 been submitted showing the container to be clad in timber weatherboarding. As a result the following condition is to be added to the recommendation:

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

