



Planning Committee

Wednesday the 17th June 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) **19/01597/AS** – Home Plus, Beaver Road, Ashford, Kent, TN23 7RR - Demolition of the existing buildings on the site and the erection of 223 residential units comprising 214 apartments and 9 townhouses (C3) and commercial floorspace comprising 3 commercial units (Units A, B, and C) for a flexible range of uses (A1, A3, A4, A5, B1, D1, and D2) and roof top restaurant, with associated access and landscaping.

The Recommendation should be amended to read as follows:-

Subject to the receipt of no new representations received before the close of business on 25/06/2020 that raise any new material planning matters that are either not already addressed within the main body of the report or during the course of the debate on the application, the Head of Planning and Development, the Strategic Development and Delivery Manager or the Development Management Manager be authorised to issue the decision on the following basis:-

Permit

A. 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 agreement so required), in terms agreeable to the Strategic Development and Delivery Manager or Development Management Manager in consultation with the Director of Law and Governance, with delegated authority to the Strategic Development and Delivery Manager or Development Management Manager to make or approve changes to the planning obligations and planning conditions (for the avoidance of doubt including additions, amendments and deletions) as she/he sees fit.

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

(b) 19/01617/AS – Bridge House, Chart Road, Ashford, Kent, TN23 3HZ - Demolition of existing buildings and the construction of 65 affordable residential flats with associated car parking, servicing, landscaping and amenity space.

1. At paragraph 154, page 194 of the report, the second sentence should read:

'For the purpose of Policy HOU1 of the Local Plan the application site is located in Ashford Hinterlands (Zone B)'.
2. Table 1 requires amending. Amendments to Table 1 relate to:
 - a) Row 2 'Affordable Housing' - The amount(s) referred to in column 2 to be amended to require a minimum of 10% affordable rent units in accordance with policy HOU1 of the Local Plan.
 - b) Row 12 'Primary School Land' - The amount(s) referred to in column 2 to be amended to £102.50 per flat (x35).
3. KCC Highways have provided a response to the amended plans and raise no objection subject to conditions.
4. KCC Ecology confirm that they have no further comments to make.
5. A letter of representation has been received from Godinton Road Community Group. The letter is appended below. The letter states that whilst not opposing the application outright, the group would ask that a number of comments are taken into account. Comments raised relate to:
 - a) The urban reserve, power generation plant at Bridge Road recently permitted under application reference 19/01481/AS.
 - b) The indirect impact of the proposal on the nearby community.
 - c) The impact on local schools.
 - d) Whether or not the flats will be occupied by Ashford residents; and
 - e) Traffic congestion.

Letter of representation from the Godinton Road Community Group:

"In previous applications, we have drawn attention to the lack of a coordinated planning on Cobbs Wood. We draw attention therefore to an earlier approval to construct a 4MW standby power station in Bridge Road. From the scale plan, the exhaust stacks of this plant would be in the region of 150mtrs from the nearest block of this new development. The applicants of the power station themselves state that the noise would affect residents in Kings Ave which is further away. In view of the power station's close proximity and the apparent lack of reference in the application documents, the question arises as to whether the effects of exhaust gases and noise have been considered.

It is unlikely that the application will have any direct impact on the members of our group. Comments posted already however are relevant, and could have an indirect impact on the nearby community.

We have not read any assessment as to the effect these 64 new dwellings will have on local schools, St. Mary's probably being the most effected.

There has been much comment with regards to the amount of flats being built in Ashford. We realise that housing targets have to be met but it would be interesting to know whether these dwelling were intended to house citizens of Ashford. If it just resulted in encouraging more people to come and live in Ashford because these flats are more affordable than elsewhere, all it is doing is adding to our already overloaded infrastructure.

Once traffic levels get back to normal the Chart Road REME roundabout is always heavily congested. This application is being considered before the proposed dual carriageway improvements to Chart Road. When these improvements do eventually start, the traffic congestion during construction will increase considerably which will have a knock-on impact across the entire area. At busy times the temptation will be to take a chance over the bus and taxi gate on Sackville Crescent bridge. A recent survey found that 5% of existing traffic was violating the rules.

The industrial development on Cobbs Wood has already resulted in an increase of hundreds of HGV movements per day on Carlton Road to which this development will add. As others have pointed out, the traffic congestion in this area already adds considerable time to daily journeys and to this development must be added to whatever is generated from the proposed 76 bed nursing home in Chart Road”.

- (c) **19/0997/AS** – Land between Doctors Surgery and 80, The Street, Appledore, Kent - Proposed development of 12 new two storey dwellings consisting of 8 x 3 bed properties and 4 x 4 bed properties with associated parking, gardens and landscaping works including a proposed village planted linear park and pedestrian crossing.

None

- (d) **19/01109/AS** – Pony Park, Canterbury Road, Challock, Ashford, Kent, TN25 4DL - Outline application for the erection of three dwellings to consider access and layout at this stage with all other matters reserved for future consideration.

- Update on page 269: in respect of the ward member comments - the Ward Member has clarified that he is not acting on behalf of the applicant, but that the applicant is in his ward, and has kept an open mind on the application.

- (e) **20/00505/AS** – Tenterden Sports and Leisure Centre, Recreation Ground Road, Tenterden, Kent, TN30 6RA - Removal of existing roof materials to be replaced with profiled metal sheet; removal of plastic guttering replacing with metal guttering; removal of existing fascia/soffit materials and replacement with metal fascia/soffit; removal of roof panels above swimming pool and replacement with profiled metal sheet incorporating photovoltaic panels

None