

Ashford Borough Council: Planning Committee

Minutes of a Virtual Meeting of the Planning Committee held on Microsoft Teams on 17th June 2020.

Present:

Cllr. Burgess (Chairman);

Cllr. Blanford (Vice-Chairman);

Cllrs. Anckorn, Barrett, Chilton, Clarkson (ex officio, non-voting), Clokie, Forest, Harman, B. Heyes, Howard, Howard-Smith, Ledger, Shorter, Spain, Sparks, Wright.

In accordance with Procedure Rule 9.3, Cllrs. Barrett, Ledger and Anckorn attended as Substitute Members for Cllrs. Krause, Smith and Ward respectively.

Apologies:

Cllrs. Krause, Ovenden, Smith, Ward.

Also Present:

Cllrs. Bell, Farrell, Walder.

In Attendance:

Interim Head of Planning and Development; Spatial Planning Manager; Strategic Applications Team Leader; Planning Applications Team Leader; Principal Planning Officer; Senior Planning Officer; Senior Planning Officer; Principal Urban Designer; Principal Solicitor (Strategic Development); Member Services Manager (Operational), Civic Engagement Officer, Member Services and Ombudsman Complaints Officer.

422 Declarations of Interest

Councillor	Interest	Minute No.
Blanford	Made a Voluntary Announcement that she was a member of the Weald of Kent Protection Society and the Campaign to Protect Rural England.	
Burgess	Made a Voluntary Announcement that he was a member of the Weald of Kent Protection Society. Declared that he had stated his views many times publicly on the application so his views were well known. He would hand the	422 – 19/0997/AS

	chairmanship of the meeting over to the Vice-Chairman for this item, make a statement as Ward Member and exit the meeting for the entirety of the item, which he did.	
Clarkson	Made a Voluntary Announcement that he was a member of the Weald of Kent Protection Society.	
Clokie	Made a Voluntary Announcement that he was a member of the Weald of Kent Protection Society. Declared an interest in the item as Portfolio Holder for Regeneration & Corporate Property. He would make a statement prior to leaving the meeting for the entirety of the item, which he did.	424 – 20/00505/AS
Farrell	Made a Voluntary Announcement that he was a Member of Kent County Council (for Ashford South Division).	424 – 19/01597/AS 19/01617/AS 19/0997/AS 19/01109/AS
Forest	Declared that although he had not been involved in the application, the subject of it did provide leisure services which fell under the remit of the culture, tourism and leisure service, for which he was Portfolio Holder. He would not speak on this item, or participate in the debate or vote.	424 – 20/00505/AS
B. Heyes	Made a Voluntary Announcement that he lived in the vicinity of the application. However, due to the topography of the area and mature tree cover, he would not be affected by the application. He would, therefore, take part in the debate and vote.	424 – 19/01617/AS

423 Public Participation

The Member Services Manager (Operational) drew attention to the Public Participation note contained within the agenda. He advised that in addition to the ability for the public speakers to submit their speech to be read out to the Committee, additional work had been undertaken to allow the public speakers to dial into the meeting to address the Committee themselves. Two of the five speakers that

evening had chosen to do this, but should there be technical issues their speeches would be read out by a Council Officer.

424 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	19/01597/AS	
Location	Home Plus, Beaver Road, Ashford, Kent, TN23 7RR	
Grid Reference	Easting 601063 Northing 142081	
Parish Council	No Parish Council	
Ward	Victoria	
Application Description	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.	
Applicant	A Better Choice for Property Developments	
Agent	Emma Hawkes – DHA Planning	
Site Area	9093 sqm	
(a) 7/5R,1S	(b) -	(c) CACF-R, SACF-R, EA-R, KF&R-X, KP-X, NR-X, NHSEK-X, SW-X, SC-X, RSIDP-R, KCCF&WM-R, KCCH&T-R, KCCE&B-X, KCCED-X, KCCHE&P-X, ABCEP-X, ABCE&S-R, ABCH-X,
<u>Amends</u> 15/ 1'R''	<u>Amends</u> '-'	<u>Amends</u> KP-X, SW-X, KCCE&B-X, KCCED-X, KCCH&T-X, ABCC&E-X, ABCE&S-X, ABCTO-X

The Principal Urban Designer drew Members' attention to the Update Report and the proposed change to the Recommendation. He also gave a presentation on the application.

In accordance with Procedure Rule 9.3, Ms Hawkes, the agent, had registered to speak in support of the application. She dialled into the meeting to address the Committee and her speech is attached to these Minutes at Appendix A.

In accordance with Procedure Rule 9.3, Mr Shrubbs, on behalf of South Ashford Community Forum, had registered to speak in support of the application. His speech was read to the Committee by the Civic Engagement Officer and this is attached to these Minutes at Appendix B.

In accordance with Procedure Rule 9.3, Mrs Krawczyk, on behalf of Central Ashford Community Forum, had registered to speak in objection to the application. She dialled into the meeting to address the Committee and her speech is attached to these Minutes at Appendix C.

The Ward Member attended and spoke in objection to the application.

Resolved:

Defer for Officers to seek clarification and scheme amendments as necessary from the applicant to deal with the following matters;-

1. Improvements to the overall quality of design across the whole site based on Members' comments on design issues and as set out on page 131 (annex 1) of the Committee Report, which together include ;
 - Breaking up and articulating the overall massing and appearance of the development with clearly differentiated building forms and heights.
 - In particular, addressing the massing, form and appearance of the Avenue Jacques Fauchoux north elevation of this development on this landmark site, to improve views from the entrance to the station
 - Improvements to the design of the Beaver Road elevations.
 - Strengthening of the architectural language of each façade that draws on the qualities of Ashford to develop a strong contemporary expression of the place in its context.

Working with the Highway Authority to introduce landscape improvements along the entire Avenue Jacques Fauchoux frontage (north elevation) to provide screening of views and to provide noise and air quality mitigation to address reservations over the quality of residential amenity on the north facing elevations.

Application Number	19/01617/AS
Location	Bridge House, Chart Road, Ashford, Kent, TN23 3HZ
Grid Reference	00055 43103
Ward	Victoria Ward
Application Description	Demolition of existing buildings and the construction of 65 affordable residential flats with associated car parking, servicing, landscaping and amenity space.
Applicant	Lipscomb Holding Ltd, c/o agent
Agent	Mrs M Davidson,
Site Area	0.51 Hectares

1st Consultation

- | | | |
|----------|-------|---|
| (a) 34 - | (b) - | (c) KH&T R, KCC (Drainage) R, KCC (Heritage) -, KCC (Bio) -, KCC (Economic Dev) -, ABC (Economic Dev) -, ABC Housing -, CTRL X, NR X, EMS X, EMS (Refuse) R, ABC Cultural Services -, EA X, POL -, KFR X, NHS X, SWS -, GAS -, UKPN X |
|----------|-------|---|

2nd Consultation

- | | | |
|-----------|-------|---|
| (a) 34 6R | (b) - | (c) KH&T R, KCC (Drainage) X, KCC (Heritage) -, KCC (Bio) X, KCC (Economic Dev) X, ABC (Economic Dev) X, ABC Housing X, CTRL -, NR X, EMS X, EMS (Refuse) -, ABC Cultural Services X, EA X, POL X, KFR X, NHS -, SWS X, GAS -, UKPN - |
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3rd Consultation

- | | | |
|-----------|-------|---|
| (a) 34 1X | (b) - | (c) KH&T -, KCC (Drainage) X, KCC (Heritage) X, KCC (Bio) -, KCC (Economic Dev) -, ABC (Economic Dev) -, ABC Housing -, CTRL -, NR X, EMS -, EMS (Refuse) -, ABC Cultural Services X, EA -, POL -, KFR -, NHS X, SWS X, GAS -, UKPN X |
|-----------|-------|---|

4th Consultation

- | | | |
|--------|-------|---|
| (a) 34 | (b) - | (c) KH&T X, KCC (Drainage) X, KCC (Heritage) -, KCC (Bio) X, ABC (Economic Dev) -, ABC Housing X, CTRL -, NR -, EMS -, EMS (Refuse) -, ABC Cultural Services -, EA X, POL X, KFR X, NHS -, SWS -, GAS -, UKPN - |
|--------|-------|---|

The Senior Planning Officer gave a presentation and drew Members' attention to the Update Report. The Officer reported amendments to the second sentence of paragraph 154 of the report, which should refer to Ashford Hinterlands (Zone B) and not Ashford Town (Zone A). The Officer also verbally detailed amendments to Table 1 which included amending the amount(s) in column 2 of Row 2 'Affordable Housing' to require a minimum of 10% affordable rent units, 80% shared ownership, and 10% unallocated, the affordable tenure of which to be agreed with the Council at a later date. The Senior Planning Officer advised that KCC Highways and KCC Ecology had provided further responses, the former raising no objection subject to conditions, and the latter confirming no additional comments. A letter of representation received from Godinton Road Community Group was also reported.

The Ward Member attended and spoke on the application.

Resolved:

(A) Subject to the expiry of the current public and statutory consultation period on the amendments to the scheme, and to the Strategic Development &

Delivery Manager or the Development Management Manager being satisfied that no material considerations (other than those contained in this report or the update report, or referred to at the meeting) have been raised in any further responses received;

(B) 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,

Table 1

	Planning Obligation		
	Detail	Amounts (s)	Trigger Points (s)
Potentially applies to any size/scale of residential development			
1	<p><u>Informal/Natural Green Space</u></p> <p><i>Potentially applicable to all residential developments</i></p> <p>Project: Off-site contribution towards access improvements at St. Marys Field.</p>	<p>Off-Site Provision:</p> <p>£20,569.79 Capital Contribution</p> <p>£15,403.65 Maintenance</p>	<p>Upon occupation of 75% of the dwellings</p>
Applies to sites of 10 dwellings or more or 0.5ha or over			
2	<p><u>Affordable Housing</u></p> <p>100% affordable housing to be provided.</p> <p>Registered provider to be approved by the Council.</p> <p>Location, floorspace, number and size of bedrooms to be as specified with Housing.</p> <p>The affordable housing shall be managed by a registered provider of social housing approved by</p>	<p>A minimum of 10% affordable rent units</p> <p>80% shared ownership units</p> <p>10% unallocated, the affordable tenure of which shall be agreed with the Council.</p> <p>Distribution of tenure to be agreed by the Council.</p>	<p>Affordable units to be constructed and transferred to a registered provider before occupation of any dwellings.</p> <p>Plan identifying the tenure distribution to be submitted to the Council before any construction above foundation slab level.</p>

	<p>the Council.</p> <p>Shared ownership units to be leased in the terms specified.</p> <p>Affordable rent units to be let at no more than 80% market rent and in accordance with the registered provider's nominations agreement.</p>		
3	<p><u>Accessible and adaptable Housing</u></p> <p>Level 2 access homes (M4(2)) to be provided.</p> <p>Wheelchair accessible housing (M4(3b)) to be provided as part of the affordable rented element in accordance with HOU14.</p>	<p>20% M4(2) across the whole site</p> <p>M4(3b): Two ground floor units. 1 x one bed and 1 x two bed.</p>	<p>All accessible and adaptable homes to be provided before the occupation of 75% of the dwellings.</p>
Applies to sites of 11 dwellings or more			
	Planning Obligation		
	Detail	Amounts (s)	Trigger Points (s)
4	<p><u>Adult Social Care</u></p> <p>Contribution towards the provision of extra accommodation within the Borough.</p>	<p>£146.88 per dwelling</p>	<p>Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings</p>
5	<p><u>Children's and Young People's Play Space</u></p> <p>Project: Contribution towards the refurbishment of the upper play area at Quantock Drive.</p>	<p>£30,759.99 Capital Contribution</p> <p>£31,423.00 maintenance</p>	<p>Upon occupation of 75% of the dwellings</p>

6	<p><u>Indoor Sports Provision</u></p> <p>Project: Contribution towards the Stour Centre Improvements.</p> <p>Calculations derived from the latest Sports England Calculator, as prescribed in Policy COM2 of the Local Plan 2030.</p>	<p>£397.85 (per dwelling)</p> <p>(capital only, in line with SE Calculator).</p>	<p>Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings</p>
7	<p><u>Art Provision</u></p> <p>Project: Capital contribution towards provision within Victoria Park.</p>	<p>Capital Contribution Up to £16,038.75</p>	<p>Upon occupation of 75% of the dwellings</p>
8	<p><u>Community Learning</u></p> <p>Project: Contribution towards IT equipment for new learners at Ashford Adult Education Centre.</p>	<p>£16.42 per dwelling</p>	<p>Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings</p>
9	<p><u>Health Care</u></p> <p>Project: Contribution towards creation of additional capacity in general practice premises forming part of the Ashford Stour Primary Care Network.</p>	<p>(The £48,750.00 currently requested is based on flats x64)</p> <p>Amount for flats (x65) TBC.</p>	<p>Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings</p>
10.	<p><u>Libraries</u></p> <p>Contribution towards additional bookstock at Ashford Gateway library.</p>	<p>£55.45 per dwelling</p>	<p>Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings</p>

11.	<p><u>Primary Schools</u></p> <p>Project: Contribution towards the new Primary School at Conningbrook, Ashford</p>	<p>£1,134.00 per flat (x35)</p> <p>£0 for any 1-bed dwelling with less than 56 m² gross internal floor area.</p>	<p>Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings</p>
12.	<p><u>Primary School Land</u></p> <p>Project: Towards the new two form entry primary school site land acquisition costs at Conningbrook.</p>	<p>£102.50 per flat (x35)</p> <p>£0 for any 1-bed dwelling with less than 56 m² gross internal floor area.</p>	<p>Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings</p>
13.	<p><u>Secondary Schools</u></p> <p>Project: Towards the Norton Knatchbull expansion.</p>	<p>£1,029.00 per flat (x35)</p> <p>£0 for any 1-bed dwelling with less than 56 m² gross internal area.</p>	<p>Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings</p>
14.	<p><u>Strategic Parks</u></p> <p>Project: Contribution towards Victoria Park Regeneration Project (National Lottery/Heritage Fund project).</p>	<p>£6,919.78 Capital Contribution</p> <p>£2,227.60 maintenance</p>	<p>Upon occupation of 75% of the dwellings</p>
15.	<p><u>Voluntary Sector</u></p> <p>Project: Contribution to Ashford Volunteer Centre to assist towards delivering local activities.</p>	<p>£4,060.00</p>	<p>Upon occupation of 75% of the dwellings</p>

16.	<p><u>Youth Services</u></p> <p>Project: Towards additional resources/equipment for the Ashford Youth Service.</p>	<p>£65.50 per flat (x35)</p> <p>£0 for any 1-bed dwelling with less than 56 m2 gross internal area</p>	<p>Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings</p>
Applies to all			
17.	<p><u>Monitoring Fee</u></p> <p>Contribution towards the Council's costs of monitoring compliance with the agreement or undertaking</p>	<p>£1000 per annum until development is completed</p>	<p>First payment upon commencement of development and on the anniversary thereof in subsequent years (if not one-off payment)</p>
<p>Notices must be given to the Council at various stages in order to aid monitoring. All contributions are index linked in order to maintain their value. The Council's legal costs in connection with the deed must be paid.</p> <p>If an acceptable deed is not completed within 3 months of the committee's resolution, the application may be refused.</p>			

(C) Permit

Subject to planning conditions and notes, including those dealing with the subject matters identified below, with any 'pre-commencement' based planning conditions to have been the subject of the agreement process provisions effective 01/10/2018

1. Standard time condition
2. Submission of materials samples (including balcony balustrades/glazing).
3. Submission of fine elevation details.
4. Submission of architectural details.

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5. Submission of a Construction Management Plan (including details of measures to minimise dust, noise (including vibration), ground and surface water).
 6. Submission of a car parking management strategy for the site detailing how the car parking within the application site will be managed by the registered provider.
 7. Provision and permanent retention of the vehicle parking spaces and motorcycle parking spaces as shown on approved plans.
 8. Provision and permanent retention of secure, covered cycle parking facilities.
 9. Further highway conditions as required for example, provision and maintenance of visibility splays.
 10. Provision of Electric Vehicle Charging Points.
 11. Contamination – Site investigation, remediation and verification.
 12. Contamination – Reporting of unexpected contamination.
 13. Provision and permanent retention of storage for refuse and recycling.
 14. Water Efficiency
 15. Details of hard landscaping to be submitted (including proposed finished levels or contours, means of enclosure and minor artefacts and structures (e.g. furniture, play equipment)).
 16. Details of soft landscaping to be submitted including an implementation and management plan.
 17. Implementation of soft landscaping and replacement of trees.
 18. Tree Protection during construction.
 19. Lighting Strategy (Biodiversity Sensitive)
 20. Precautionary mitigation measures for hedgehogs to be carried out in accordance with the details contained in section 5.3.12 of the Ecology Solutions (Ecological Assessment October 2019).
 21. Biodiversity Enhancements to include as a minimum bird and bat boxes/ bat bricks, hedgehog houses, hibernacula for reptiles.
 22. Details of the proposed means of foul and surface water sewerage disposal.

23. Details of the SUD's system (including details of operation, maintenance and verification).
24. Broadband.
25. Archaeology.
26. Measures to mitigate noise (type of glazing, mechanical ventilation etc.).
27. Details of a scheme for the provision of removable / collapsible bollard(s) on the Chart Road frontage
28. The development shall only take place in accordance with the terms of a signed Basic Asset Protection Agreement with Network Rail Infrastructure Limited.
29. Development carried out in accordance with the approved plans.

Note to Applicant

1. S106
2. Ecology informatives
3. Southern Water informatives
4. Highway informatives
5. Environmental Health informatives
6. Asbestos removal
7. Indemnity for refuse vehicles
8. Network Rail informatives
9. UK Power Network informatives
10. Landscaping scheme to provide evergreen species to the eastern boundary with the railway line.
11. 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 creative 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

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

Application Number	19/0997/AS
Location	Land between Doctors Surgery and 80, The Street, Appledore, Kent
Grid Reference	160717
Parish Council	Appledore
Ward	Isle of Oxney Ward
Application Description	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.
Applicant	Appledore Parish Council in Association with Martello Developments, Land Adjacent to 80 The Street, Appledore, Kent.
Agent	The Creative Centre New Road Rye Kent TN317LS
Site Area	0.84 hectares

- (a) 26/5R (b) (c) HM X, KCC Ecology X, KCC DCU, KCC flooding X, KHS X, KCC PROW, Ramblers X, SW X, POL X

The Vice-Chairman took the Chair for this item.

The Senior Planning Officer advised Members that an additional representation had been received from a neighbour regarding the impact of sewage and inadequate sewerage infrastructure in the area, which had been addressed in the report and by a recommended planning condition.

In accordance with Procedure Rule 9.3, Mr Vane, on behalf of Appledore Parish Council, had registered to speak in support of the application. His speech was read to the Committee by the Civic Engagement Officer and this is attached to these Minutes at Appendix D.

The Senior Planning Officer gave a presentation on the application.

Resolved:

Defer for Officers to seek clarification and scheme amendments as necessary from the applicant to deal with the following matters;-

- (a) an improved layout on the eastern side of the site that better integrates the proposed diverted PROW and avoids it passing awkwardly between parked cars before arriving at the junction with the vehicular access into the application site,
- (b) clarity as to how the intended SUDs scheme on the western side of the site would be satisfactorily maintained in full working order without adequate means of access to it being available from the proposed street system as a consequence of the layout of the application site,
- (c) clarity as to which properties would fund the SUDs scheme and why the layout could not better integrate the proposed SUDs area among the homes so as to make it a stronger component of place-making at the site.

Application Number	19/01109/AS
Location	Pony Park, Canterbury Road, Challock, Ashford, Kent, TN25 4DL
Grid Reference	
Parish Council	Challock

Ward	Downs West	
Application Description	Outline application for the erection of three dwellings to consider access and layout at this stage with all other matters reserved for future consideration.	
Applicant	Mrs Brown	
Agent	Ms J Norris, The Rural Planning Practice	
Site Area	0.2943 ha	
(a) 8/3R 1+ 1S	(b) Challock R	(c) POS + KCCE + KH&T X

The Principal Planning Officer drew Members' attention to the Update Report. There was an update on p269 in respect of Ward Member comments, a late representation in objection and an addition to the reasons for refusal. The Principal Planning Officer also gave a presentation on the application.

In accordance with Procedure Rule 9.3, Ms Norris, the agent, had registered to speak in support of the application. Her speech was read to the Committee by the Civic Engagement Officer and is attached to these Minutes at Appendix E.

Resolved:

Refuse on the following grounds:

The proposal is contrary to Policies SP1, SP2, SP6, HOU5, HOU10, HOU15, and ENV3b of the Ashford Local Plan 2030, Central Government guidance contained in the National Planning Policy Framework and would therefore be contrary to interests of acknowledged planning importance for the following reasons:

1. The proposed scheme, which lies outside of the built confines of any identified town or village, with no overriding justification having been submitted, would give rise to an unnecessary and unsustainable form of development which would fail to satisfactorily integrate with the prevailing grain and pattern of built development to the detriment of the character and appearance of the surrounding area and the AONB. The proposal would consolidate the loose built form of development in the area, causing unacceptable visual harm to the character and appearance of the countryside and approach into the village, contrary to the core principles of the Local Plan and the NPPF which seeks to promote sustainable development in rural areas which is sympathetic to its surroundings.
2. No overriding justification has been made to build within the RPA of an existing semi-mature Oak Tree (category A) in the south west corner of the site. Therefore, the development would likely cause unacceptable root damage. The proposed development would also give rise to future pressure

for the crown lifting / removal of this Oak tree as well as significant pruning, undermining its aesthetic value and diminishing its longevity. The tree is of high amenity value and this would be undermined by the proposed development to the detriment of the character and appearance of the surrounding area and the AONB.

3. The proposed development by virtue of its layout, and proximity to an Oak Tree, would fail to provide a garden of adequate usability for plots A & B by virtue of the tree overshadowing it and appearing overbearing and oppressive. This would be unacceptably detrimental to the residential amenity of the future occupiers of these properties.

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 was informed how the proposal did not accord with the development plan, and that no material considerations are apparent to outweigh these matters and was provided the opportunity to provide further justification in support of it.

Application Number	20/00505/AS
Location	Tenterden Sports and Leisure Centre, Recreation Ground Road, Tenterden, Kent, TN30 6RA
Grid Reference	88731/33187
Parish Council	Tenterden
Ward	Tenterden South Ward

Application Description	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	
Applicant	Ashford Borough Council, Corporate Property	
Agent	N/A	
Site Area	1.5ha	
(a) 23/-	(b) S	(c)

The Principal Planning Officer gave a presentation on the application.

Resolved:

Permit

Subject to the following Conditions and Notes:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the details of external materials specified in the application.

Reason: In the interests of visual amenity.

3. The development shall be carried out in accordance with the plans listed in the section of this decision notice headed Plans/Documents Approved by this decision.

Reason: To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.

4. The development approved shall be made available for inspection, at a reasonable time, by the local Planning authority to ascertain whether a breach of planning control may have occurred on the land (as a result of departure from the plans hereby approved and the specific terms of this permission/consent/approval).

Reason: In the interests of ensuring the proper planning of the locality, the protection of amenity and the environment, securing high quality development through adherence to the terms of planning approvals and to ensure community confidence in the operation of the planning system.

Note to Applicant

1 Working with the Applicant

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- 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 application was acceptable as submitted and no further assistance was required.
- 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: <https://ashford.moderngov.co.uk>

APPENDIX A

A Better Choice for Property Development Ltd has worked very closely with Officers, Members and consultees throughout the pre-application and application process to develop an exciting landmark scheme on this gateway site within Ashford Town Centre. The planning application is the culmination of 12 months consultation.

The redevelopment of the site will complete the four corner regeneration of the Victoria Road/Beaver Road junction. The development delivers a mixed use scheme comprising 214 1,2 and 3 bed apartments and 9 townhouses, private amenity space for each unit, and 3 commercial units serving the development. The building design includes a striking tower element and rooftop restaurant, a strong frontage to Beaver Road and Avenue Jacques Fauchoux, and a significant garden courtyard area to the rear. A two tier decked car park beneath the garden courtyard enables the site to accommodate an appropriate level of car parking provision. Whilst not required by legislation, sprinklers will be incorporated throughout the residential areas of the scheme.

The scheme's green credentials include a significant number of electric vehicle charging points, extensive cycle storage, capacity for electric bike charging, green roofs, biodiversity enhancements and sustainable building techniques.

Prior to the submission of the planning application, the design team engaged positively with the Design Review Panel process and took on board the enthusiastic and complimentary comments of panel members. A very positive public consultation exhibition was held in the Stour Centre.

During the planning application process, the team worked closely with Planning Officers to address comments from consultees. This included meetings with the EA, the Drainage Board and KCC Drainage to ensure that the on-site drainage arrangements work whilst achieving an appropriate size buffer zone to the River Stour. Extensive liaison with KCC Highways was also carried out and a raised table at the site access will now be accommodated to create a safer environment for pedestrians and vehicles. All statutory consultees are satisfied with the scheme and there are no remaining objections.

On balance, it is considered that the proposed development as a result of its mixed use elements, sensitive design and use of materials will enhance the character and appearance of the area and will make an important and exciting contribution to the regeneration of Victoria Road and Beaver Road. The proposal is in accordance with local and national planning policies and in light of this, we respectfully ask that the application be granted permission.



South Ashford Community Forum

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19/01597/AS

Home Plus, Beaver Road, Ashford, Kent, TN23 7RR

South Ashford Community Forum continues to support development on brownfield sites and acknowledges the benefits of higher density development in locations close to the town centre.

We do not object to the height of the proposed corner block but do believe that the overall effect of the development along Beaver Road creates excessive massing. This issue was raised by the South East Design Review Panel for the scheme produced for the previous owners of the site. This scheme appears even more overbearing than that.

We believe the roof level of the Beaver Road block should be no greater than that of the residential block of the 'Victoria Point' development opposite. A stepped roof line similar to the earlier iteration of the proposals shown on page 24 of the Design and Access Statement would also help to alleviate the massing. We support the low rise development on the river frontage.

We do have concerns regarding the developer's approach to sustainability. They have had to improve the sustainable drainage scheme to satisfy the Environment Agency.

The approach to energy and carbon emissions seems to be to achieve Building Regulations requirements and no more. We would hope, with the Council's aspiration that Ashford becomes Carbon Neutral by 2030, its property investment company would be producing exemplar buildings as far as energy and carbon emissions are concerned.

Bob Shrubb

On behalf of South Ashford Community Forum

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APPENDIX C

We are pleased to see brownfield site development and believe the right development will benefit Ashford. However, we do have several concerns we would like to address to the committee.

First, we are concerned ABC has not conducted a financial feasibility study, specifically addressing market saturation of flats in and around central Ashford, prior to submitting this plan. If this were a private venture, financial feasibility would not be a planning consideration. However, as an ABC development, the financial risk lies with the Ashford Residents and this committee has an obligation to scrutinise the risk you are taking on our behalf.

We understand the council's desire for Ashford to be seen as 'open for business' in order to reassure private developers. However, without a detailed financial feasibility assessment, which takes into account market saturation and the post COVID-19 financial crisis, which, according to the Chancellor, will be, "a severe recession, the likes of which we have never seen" the council is asking Ashford residents to shoulder an unknown financial risk and, potentially, a huge financial burden.

To that end, the CACF requests this planning application is rejected until such time as a thorough feasibility study is completed and made available to Ashford residents.

Our second concern is the height and bulk of this development which we feel is not in keeping with the design aesthetic of Ashford, in general, or the surrounding developments, specifically.

We are concerned we continue to see taller buildings being planned and approved for Ashford; this application is no exception. This is having a detrimental impact on Ashford's architectural aesthetic. We would, once again, like to reiterate our desire for ABC to develop a tall building policy, and specifically, for this development, request the plan is adjusted, making the design sympathetic to the surrounding area.

Finally, we are once again concerned with a development being proposed that falls short of the parking standard in ABC's policy TRA3(a). This policy was created to ensure adequate parking provisions accompanied development. Specifically, "This standard takes account of local circumstances including car ownership data (and future assumptions), historic problems of insufficient parking facilities in central areas and ensures that sufficient parking spaces are delivered to support development in this location." If this plan is approved without adhering to the council's own parking policy we will quickly find ourselves revisiting the historic problems of insufficient parking facilities.

APPLEDORE PARISH COUNCIL



**Submission to Ashford Borough Council Planning Committee by
Christopher Vane, Vice Chair, Appledore Parish Council
on behalf of Appledore Parish Council**

**Land between Doctors Surgery and 80 The Street Appledore
Planning Application 19/00997/AS**

Appledore Parish Council owns the proposed development site. The site is included within the Ashford Local Plan 2030.

The Application has been developed over a period of two years by Appledore Parish Council, our chosen developer, Martello Developments, architect, RX Architects and Ashford Borough Council Planning & Housing officers, so meets the policies set out in the local plan.

Our ambitions for the site are high:

- To deliver a contemporary, sustainable development of architectural note
- For the development to have a clear sense of place, to acknowledge the history of the village and to take account of the position of the site within Appledore and the surrounding landscape
- To provide a consistent, integrated design for the affordable and open market houses
- To include an exemplary level of landscaping, using native species and creating habitats to support local flora and fauna

The development will provide a wider benefit to the community by creating a Linear Park in the immediately adjacent area of the village, uniting pockets of land through landscaping, the provision of public seating, a consistent planting palette and a proposed pedestrian crossing.

The Parish Council will use the money raised by the development to enlarge and refurbish Appledore Village Hall and car park, as approved in Planning Application 19/00800/AS. The improvements will provide a contemporary social and recreational

space for village. We will also refurbish the Public Toilets, pay for the proposed pedestrian crossing and a number of other road safety improvements.

In addition the Parish Council proposes to retain ownership of one of the affordable housing units, so that it can have a direct interest in the provision of affordable housing for local residents. We will use the income generated for projects and services to benefit all Appledore residents.

Detailed consideration has been given to all aspects of this proposal. Our aim is to develop a high quality sustainable development, to deliver a net gain in biodiversity, to invest in improved village facilities and to create an income stream to allow that investment to continue.

We have consulted extensively with residents through public meetings and presentations, distributed leaflets to every household and provided opportunities for discussion at our monthly Parish Council meetings. The proposals have consistently received overwhelming support from the community.

We believe that this development will deliver significant benefits for Appledore, for our residents and for the environment, and ask for it to be approved.

Christopher Vane
Vice Chair Appledore Parish Council
For and on behalf of Appledore Parish Council

APPENDIX E

19/01109. Pony Park Challock

Chairman, members of the committee, thank you for the opportunity to speak.

Needless to say Mrs Brown is very disappointed with the recommendation to refuse the application. She had hoped to provide small, affordable homes for her children within the village and close to other family members.

Permission for new houses further away from the centre of the village in less accessible locations have been granted recently which seems inconsistent with this recommendation.

The development is well away from ancient woodland. The oak tree that is referred to in the officer's report will be retained. The arboricultural report submitted as part of the application confirmed the development can be managed without harming the oak.

The comments in the report on the tree and its future are speculative. We have offered to work with the council to consider siting and design of the houses.

The current levels of daylight are sufficient; this has been confirmed by an independent surveyor who seemed puzzled by the council's approach.

The pattern of development to the west of the site is tight knit so we question the comments on the character of the area in the report.

Policy HOU5 is a policy that gives a degree of latitude for new housing in rural areas in some villages. In this particular case directly opposite the house is an area of land that is designated in perpetuity as access land under the CROW Act. The footpath crossing this land, mentioned in the officer's report provides easy access to the facilities in Challock. The speed restriction on the road fronting Pony Park is due to be reduced to 40 miles an hour.

Garden land in rural areas is deemed to be brownfield and planning policy supports development of brownfield land. It is all too easy to designate extensive greenfield sites, when actually these small sites contribute usefully to housing supply with far less visual impact and a good chance of being delivered especially with the economic uncertainty following Covid 19. Small sites also contribute to choice, not everyone wants to live in an urban setting.

The site offers a good safe access and does not impact on the amenity of neighbours.

We hope you will be minded to consider these points before making your decision today.