

Application Number	19/01206/AS
Location	London Beach Golf Club, Ashford Road, St Michaels, Tenterden, Kent, TN30 6HX
Grid Reference	588370 135811
Town Council	Tenterden
Ward	Tenterden
Application Description	Full planning permission for a detached 3-storey building containing 12 x 2 bedroom flats for active retirees with associated parking and landscaping (amended scheme)
Applicant	London Beach Golf Course & Country Hotel
Agent	Mr Goddard
Site Area	0.39 hectares

(a) 21/2R

(b) TTC - R

(c) KCC Highways X
KCC Drainage X
KCC Arch X
KCC Eco X
ABC Open Space X
ABC Refuse X
ABC EHO X
NHS -
Kent Fire/ Police X
SW / SG X

2nd consultation
No additional
neighbour
comments
received

KCC Highways X
KCC Drainage X
KCC Arch X
KCC Eco X
ABC Open Space X
ABC Refuse X
ABC EHO X
NHS -
Kent Fire / Police X
SW / SG X

Introduction

1. This application is reported to the Planning Committee as it is a major development.

Site and Surroundings

2. The application site comprises vacant land to the north of two approved schemes for flatted developments for active retirees at London Beach Golf Club. The site is located in the countryside to the north of St Michaels and Tenterden. The site is located in the Biddenden and High Halden Landscape Character Area. The field to the north of the site contains free standing solar panels and the golf course is located to the west of the site. There are a number of trees and ponds within / adjacent to the site.

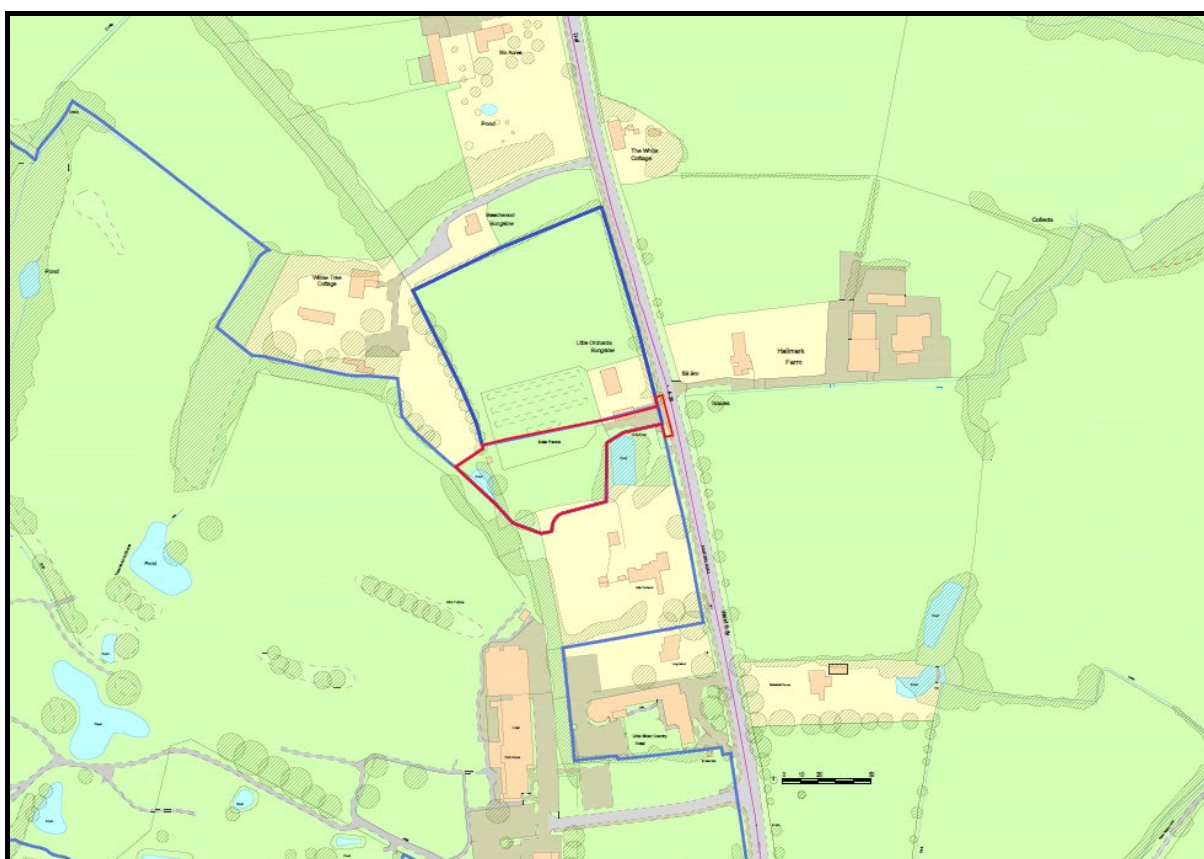


Figure 1 - Site location Plan

Proposal

3. Full planning permission for a detached 3-storey building containing 12 x 2 bedroom flats for active retirees with associated parking and landscaping (amended scheme). Materials comprise local red bricks, red roof tiles, small

sections of timber cladding, metal shading window/door surrounds, dark grey aluminium fenestration and balconies.

4. Amendments: Scheme has been reduced omitting an outline element of the proposal four flatted blocks from the field to the north of the site outlined in blue on figure 1. The outline scheme which has been omitted proposed 48 units comprising 4 detached buildings each containing 12 x 2-bedroom flats for active retirees. The original scheme is shown below in figure 2.

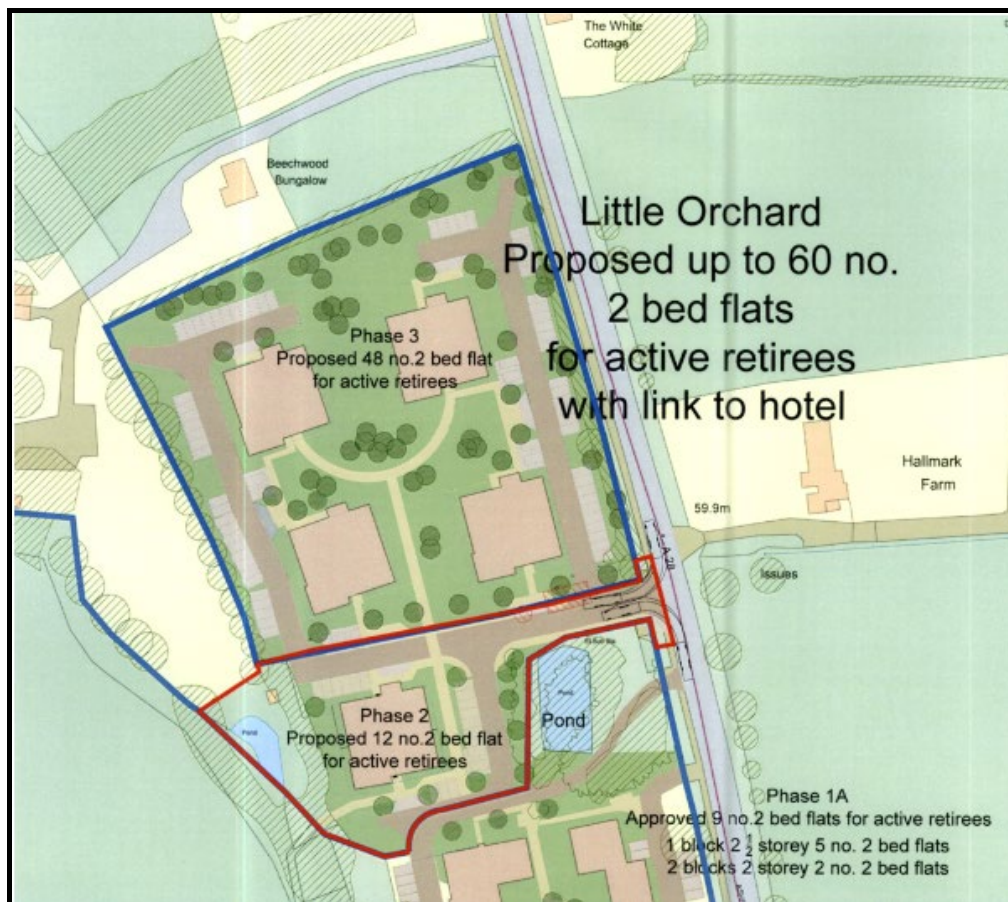


Figure 2 – 4 blocks / 48 flats in blue area omitted from proposal



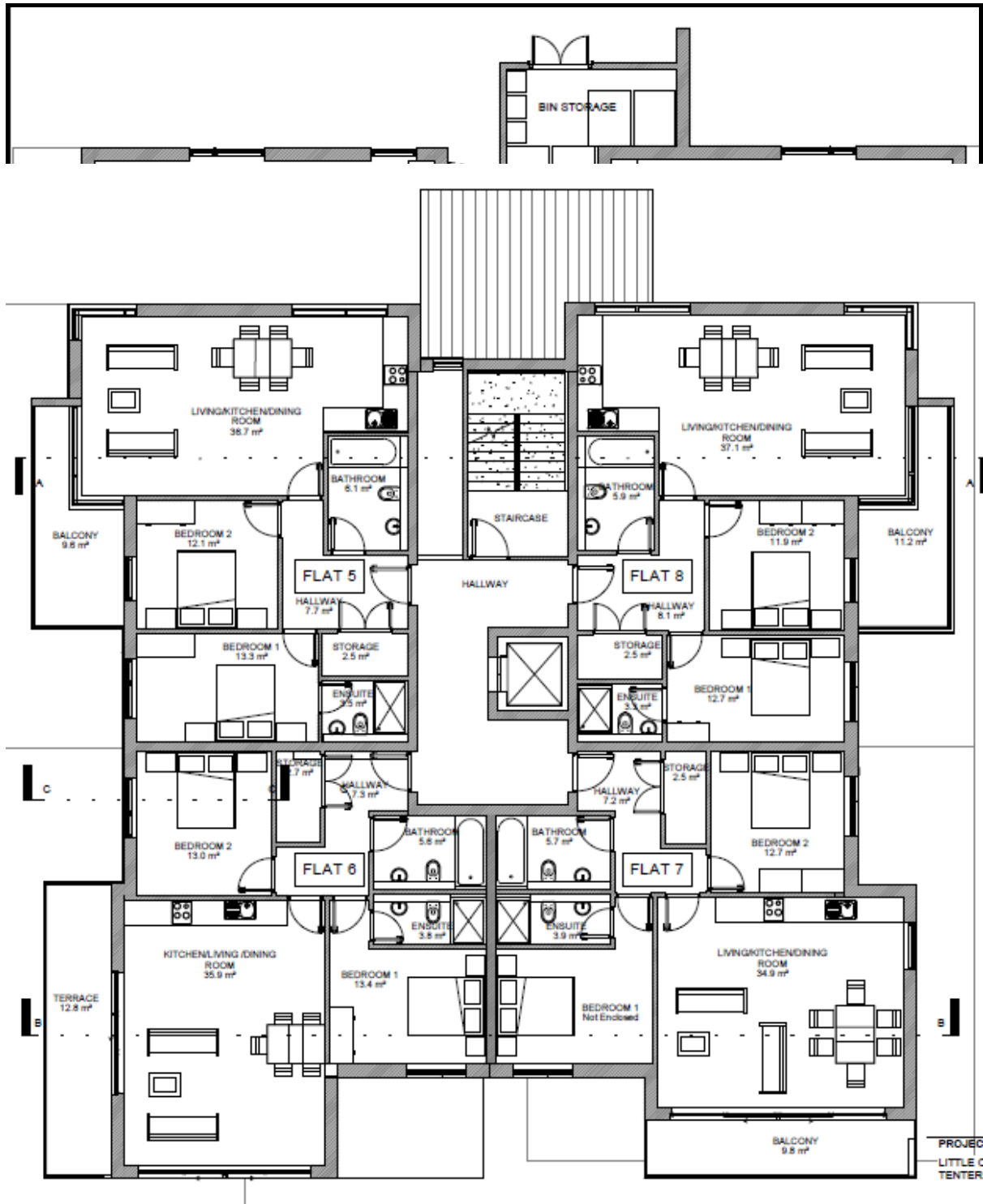
Figure 4: - 3D Elevations





Figure 5: - 3D Elevations

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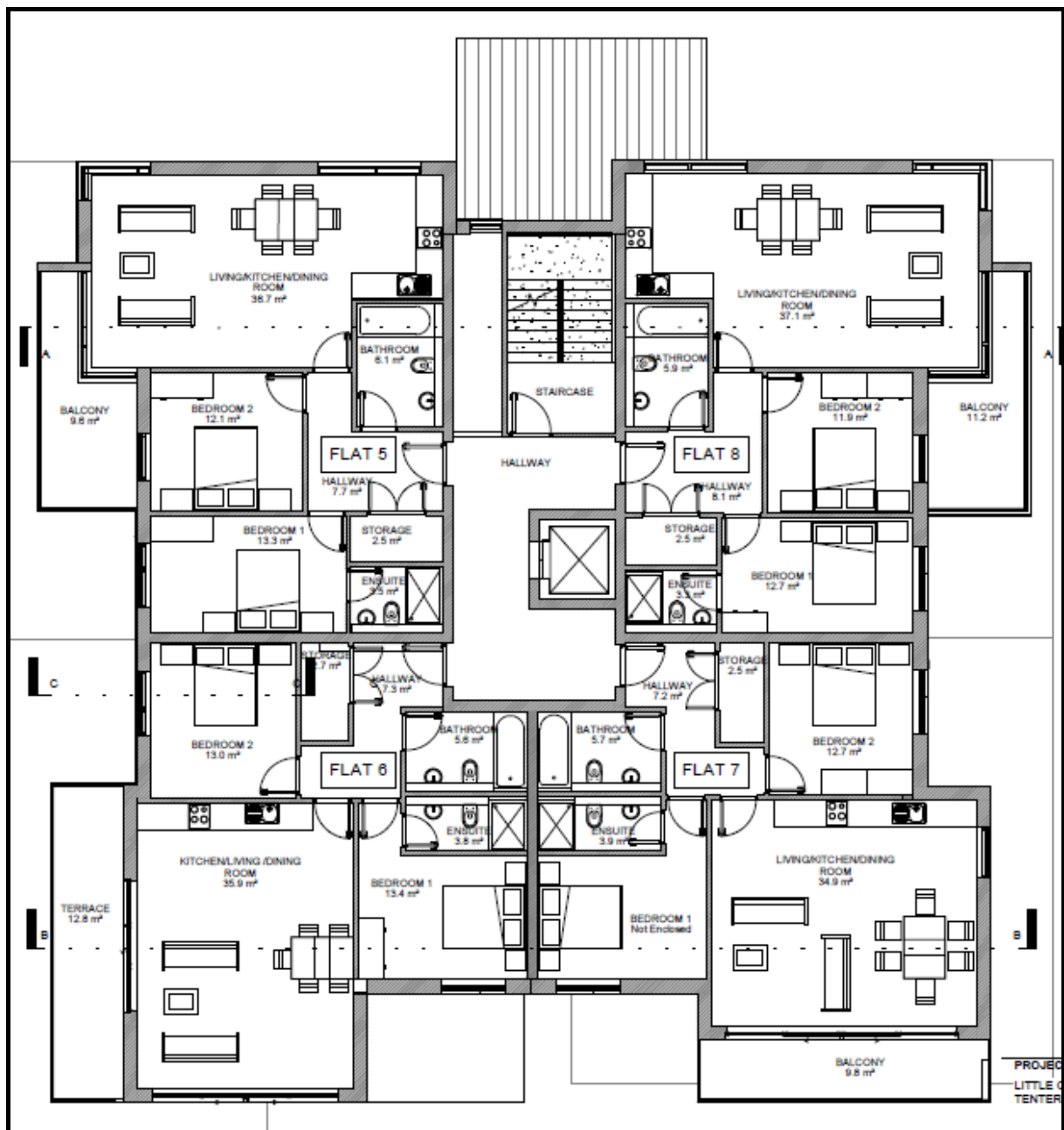


Figure 7:- First Floor Plans

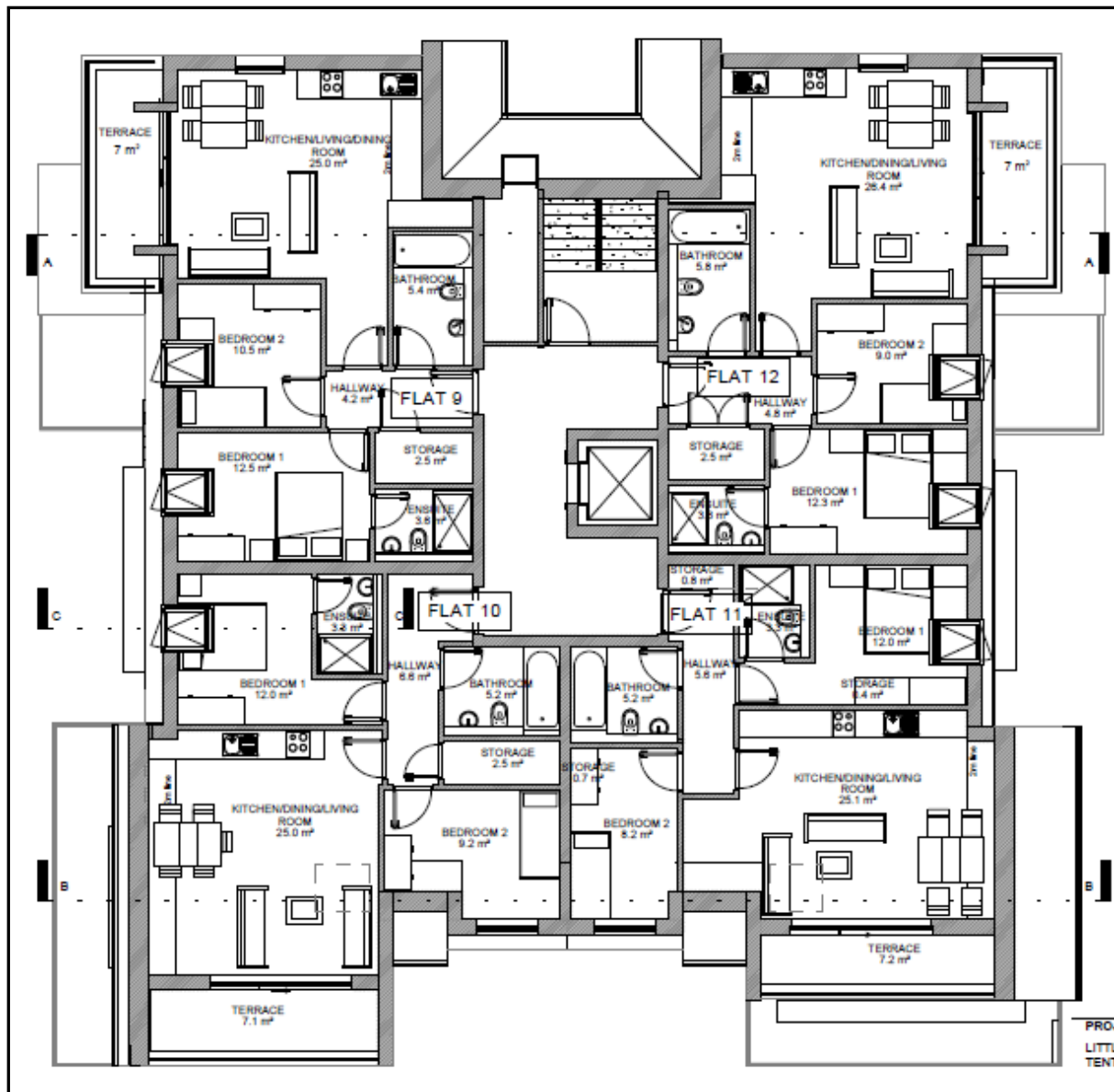


Figure 8:- Second Floor Plans

Supporting Documents:

Drainage Statement / Strategy

- It is proposed to attenuate within a rainwater harvesting unit to be used for irrigation purposes, to then be discharged to the existing sewer system which discharges to an ordinary watercourse.
- Detailed drainage calculations required (secured by condition) in accordance with policy ENV9 to demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of without increase to flood risk on or off-site

Ecology Report

- There is suitable habitat for foraging and commuting bats but with the retention of the vegetated boundaries, the potential for impacts is broadly limited to potential lighting impacts. A condition requiring the submission and implementation of a bat-sensitive lighting strategy can be secured by condition.
- No impact to suitable dormouse habitat is expected and no further surveys for dormice are required.
- Assessment of potential impacts to great crested newts has been carried out. Details of the location and area of proposed receptor site / compensation habitat has been provided within the golf course in close proximity to the site. A license will be required from Natural England.
- Ecology mitigation and enhancements will be secured by appropriate conditions.

Planning History

Site to south

DC	FA	16/00598/AS	Demolition of existing dwelling and erection of 1 building containing 8 flats for active retired people and 1 warden's flat, with associated parking and landscaping	PERM	15/05/2017 Extant
DC	OA	15/00185/AS	Outline application for the erection of 1 building containing 8 retirement flats and conversion of Little Orchards to 1 Wardens flat and 2 retirement flats with access, appearance, layout and scale to be considered at this stage	PERM	18/12/2015 Expired No reserved Matters submitted
DC	OA	13/01026/AS	Outline planning permission for the erection of two blocks comprising 4 retirement flats in each building and conversion of Little Orchards to 1 Wardens flat and 2 retirement flats with access, appearance, layout and scale to be considered at this stage.	Refused	29/10/2014
DC	FA	17/01084/AS	Erection of five retirement cottages attached to the Hotel with associated car parking and landscaping.	PERM	24/11/2017 Extant

Site to the north

DC	FA	12/00180/AS	Installation of a ground mounted solar PV array	PERM	21/03/2012
DC	FA	11/01259/AS	Installation of a ground mounted Solar PV Array	PERM	05/01/2012

consultations

Ward member – Cllr Link – No comments received

Tenterden Town Council – Objects (to initial scheme for 5 flatted development):

- (i) the application was not included in the Ashford Local Plan 2030;
- (ii) progression of ribbon development (Paragraph 2.195 of Local Plan);
- (iii) increase of vehicles on A28;
- (iv) carbon impact on the carbon neutral strategic objective by ABC;
- (v) impact on ecology and wildlife;
- (vi) contradicts policy paragraph 6.58 of Local Plan, as the walking distance to the village of St Michaels is over the required 800 metres and over a mile to Tenterden the main settlement;
- (vii) incompatibility of materials and design;
- (viii) Policy SP7 - significant erosion of the gap between St Michaels and High Halden.

Southern Water – Advise that the developer will need to make a formal application to connect to public foul sewer.

NHS – No comments received

Kent Fire – Access is adequate

Kent Police – No evidence of designing out crime submitted.

KCC Developer Contributions: No objection subject to S106 contributions - See planning Obligations in Table 1 below

KCC Ecology - No objections. Recommend conditions.

KCC Highways – Requested additional details regarding visibility splays, access and parking arrangements.

KCC Drainage – No objections. Recommend conditions.

KCC Archaeology - No objections. Recommend conditions.

ABC Open Space / streetscene: No request for open space contributions as the development does not meet the threshold – the population generated by 12 flats is too low.

ABC Environmental Health – No objections. Recommend conditions.

Weald of Kent Protection Society – Objects – The proposals would result in a detrimental impact on the countryside and LCA.

Tenterden Association: Objects for the following summarised reasons:

- Significant increased vehicular movements,
- Designs do not reflect the local vernacular architectural character both in use of materials, form and massing of the buildings.
- This site is not in the Ashford Local Plan
- Scale/amount of development totally inappropriate for this location.
- Unsustainable.
- Adverse impact on ecology.
- Location in open countryside beyond urban boundary.
- Unsustainable and unsuitable sprawl along the A28 towards High Halden.
- would set an undesirable precedent for future linear development.

Neighbours – 21 neighbours consulted; 2 neighbour objections – Objections raised regarding the 4 blocks of flats which has been omitted from the application.

Re-consultation regarding amended details / omission of outline application for 4 blocks containing 48 flats.

Town Council – Comments to follow and will be updated at the meeting

Southern Water – As above

NHS – As above

Kent Fire – As above

KCC Developer Contributions: As above

KCC Ecology - As above

KCC Archaeology – As above

KCC Highways – Visibility / access acceptable. Further details regarding cycle parking required.

KCC Drainage – As above

ABC Open Space / streetscene: As above

ABC Environmental Health – As above

Weald of Kent Protection Society – No further comments received

Tenterden Association: Objects for same reasons outlined above

Neighbours – 21 neighbours consulted; No further comments received

Planning Policy

5. The Development Plan comprises the Ashford Local Plan 2030 (adopted February 2019), the Chilmington Green AAP (2013), the Wye Neighbourhood Plan (2016), the Pluckley Neighbourhood Plan (2017), Rolvenden Neighbourhood Plan 2019, and the Kent Minerals and Waste Local Plan (2016).
6. For clarification, the Local Plan 2030 supersedes the saved policies in the Ashford Local Plan (2000), Ashford Core Strategy (2008), Ashford Town Centre Action Area Plan (2010), the Tenterden & Rural Sites DPD (2010) and the Urban Sites and Infrastructure DPD (2012).
7. The relevant policies from the Development Plan relating to this application are as follows:-

SP1	Strategic Objectives
SP2	The Strategic Approach to Housing Delivery
SP6	Promoting High Quality Design
SP7	Separation of Settlements states
HOU1	Affordable Housing
HOU5	Residential windfall development in the countryside
HOU12	Residential space standards internal
HOU14	Accessibility standards
HOU15	Private external open space
HOU18	Providing a Range and Mix of Dwelling Types and Sizes
TRA3a	Parking Standards for Residential Development
TRA4	Promoting the local bus network
TRA5	Planning for pedestrians
TRA6	Provision for Cycling
TRA7	The Road Network and Development
ENV1	Biodiversity
ENV3a	Landscape Character and Design
ENV4	Dark Skies
ENV9	Sustainable Drainage
COM1	Meeting the community's needs
COM2	Recreation, Sport, Play and Open Spaces
IMP1	Infrastructure provision

8. The following are also material considerations to the determination of this application.

Supplementary Planning Guidance/Documents

Residential Space and Layout SPD 2011 (now external space only)
Residential Parking and Design SPD 2010
Sustainable Drainage SPD 2010
Dark Skies SPD
Affordable Housing SPD
Green Spaces SPD

Government Advice

National Planning Policy Framework (NPPF) 2019

9. Members should note that the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise. A significant material consideration is the National Planning Policy Framework (NPPF). The NPPF says that less weight should be given to the policies above if they are in conflict with the NPPF. The following sections of the NPPF are of particular relevant to this application:-

- 2. Achieving sustainable Development
- 4. Decision Making
- 5. Delivering a Sufficient Supply of Homes
- 9. Promoting sustainable Transport
- 11. Making Effective Use of Land
- 12. Achieving Well Designed Places

National Planning Policy Guidance (NPPG)

10. Technical housing standards – nationally described space standards

Assessment

- **Housing Policy Assessment**

11. The application site is located in the countryside to the north of St Michaels and Tenterden. Policy HOU5 of the new Local Plan 2030 covers housing developments adjoining or close to the existing built up confines of

settlements, including Tenterden and St Michaels, providing that each of the following criteria is met.

- a) **the scale of development proposed is proportionate to the size of the settlement and the level, type and quality of day to day service provision currently available, and commensurate with the ability of those services to absorb the level of development in combination with any planned allocations in this Local Plan and committed development, in liaison with service providers;**
12. In its amended form, this is a relatively small scale development of flats for active retirees and together with other committed development would not be disproportionate to the size of Tenterden and St Michaels or the level, type and quality of day to day service provision within it.
 - b) **the site is within easy walking distance of basic day to day services in the nearest settlement, and/or has access to sustainable methods of transport to access a range of services;**
 13. There is a pedestrian footpath at the front of the site on Ashford Road which would provide an easy and short walking distance (approx. 700m) to the nearest services in St Michaels which include a pub, post office and convenience store and other local stores. There are also bus stops located approx. 150m from the entrance of the golf club providing regular services into Tenterden and Ashford.
 14. It is noted that the application is for active retirees with links to the golf club / course. Two similar applications have been approved on the adjoining site to the south, however it is noted that one these applications have lapsed as set out in the history section above. The submitted Planning Statement outlines that the close proximity of the accommodation to the hotel would limit the need for travel as facilities are available on the land.
 - c) **the development is able to be safely accessed from the local road network and the traffic generated can be accommodated on the local and wider road network without adversely affecting the character of the surrounding area;**
 15. The proposal would utilise an established access on the A28 and the submitted plans indicate that safe visibility would be afforded at the access. In addition, the proposals include a new turning head and access road and there would be sufficient turning areas on site for private cars and refuse vehicles as demonstrated on the submitted plans. KCC Highways & Transportation (KH&T) have reviewed the proposal and have confirmed that the accesses and visibility splays are acceptable from a highways safety perspective.
 16. The proposal for 12 retiree flats would not result in a significant increase in traffic generation on the local road network and there are not considered to be any objections in terms of highways safety or parking provision from the

proposed development. The site proposes 18 parking spaces which is 1.5 spaces per unit considered acceptable given the location, type and size of units proposed. There is sufficient space on site to accommodate an additional 6 spaces (2 per unit) should this be required at a later stage. 6 cycle parking spaces are proposed which is an under provision. However, additional details can be secured by condition to ensure sufficient cycle parking is provided.

17. The proposals for 12 flats would not result in a significant increase in vehicle traffic and as set out above there would be no highways safety objections regarding the access and visibility. In coming to this conclusion I have had regard to the paragraph 109 of the NPPF which states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

d) the development is located where it is possible to maximise the use of public transport, cycling and walking to access services;

18. The route into St Michaels and the nearby bus stops are served by roadside public footpaths and so are easily accessible by foot. There are no dedicated cycle routes in or around the St Michaels and Tenterden but this is not uncharacteristic of the rural towns and villages in the borough.

e) conserve and enhance the natural environment and preserve or enhance any heritage assets in the locality;

19. The surrounding area is characterised by ribbon development, including large scale properties fronting Ashford Road set in spacious plots, and also the applicant's hotel set back from the road frontage. There is also significant tree cover which provides an element of screening.
20. The proposed development would be set back from the road and would be viewed in the same context as the existing buildings to the south of the site.
21. Considering the scale of the development, set back from the road and significant tree screening the proposals would not appear visually prominent or out of context in this location and there would be no significant adverse harm to the character and appearance of the countryside. Due to the enclosed nature of the application site there would be no visual encroachment into the open countryside.
22. The site is not located in a conservation area and there are no listed buildings located within the vicinity. The proposals would not affect the setting of any heritage assets.

f. the development (and any associated infrastructure) is of a high quality design and meets the following requirements:-
i) it sits sympathetically within the wider landscape

**ii) it preserves or enhances the setting of the nearest settlement,
iii) it includes an appropriately sized and designed landscape buffer to the open countryside,
iv) it is consistent with local character and built form, including scale, bulk and the materials used,
v) it does not adversely impact on the neighbouring uses or a good standard of amenity for nearby residents,
vi) it would conserve biodiversity interests on the site and /or adjoining area and not adversely affect the integrity of international and national protected sites in line with Policy ENV1.**

23. There would be no significant visual encroachment into the open countryside due to the enclosed nature of the site. The proposal would be viewed as an extension to the existing built development on the adjoining site to the south and would be a similar scale of the development. Due to the set back from the road, tree screening and associated flattened development to the south it is considered that the proposal would sit sympathetically in the wider landscape.
24. The site is located to the north of St Michaels and given the separation distances and enclosed nature of the site the proposal would preserve the setting of this nearest settlement.
25. In addition, the proposal constitutes a high standard of design and the proposed palette of materials and overall design / appearance would be appropriate for this semi-rural setting. A condition will be attached to secure a good quality landscaping scheme to enhance the character of the site and soften the visual impact of the proposed development.
26. Given the separation distances involved the proposals would not result in any detrimental residential amenity impacts, including previously approved flats to the south of the site, which are yet to be fully implemented.
27. Policy ENV1 states proposals should safeguard features of nature conservation interest and should include measures to retain, conserve and enhance habitats.
28. The proposal is supported by ecology reports / surveys. The range of ecology information demonstrates that the applicant has a good understanding of the ecological interest of the site and there would be no significant negative ecology impact subject to securing ecological mitigation through ecology bat lighting a GCN receptor site within the grounds of the golf club and ecological enhancements. KCC Biodiversity raise no objection.

Housing

29. Paragraph 50 of the National Planning Policy Framework states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

“plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes).”

30. Local Plan Policy HOU1 sets out the Council’s affordable housing strategy which in the case of development on this site seeks a total affordable housing contribution of 40%, with 10% being affordable/socially rented accommodation and 30% being affordable homes including a minimum of 20% being in shared ownership. However, this is small scheme of 12 units which proposes all the units are for rent. Given the size of the proposed development (only two units over the threshold for affordable housing contributions) and type of units proposed in practice, I consider this means it would be difficult to secure a Registered Provider to take on such a small number of affordable units here.
31. I am therefore content that an off-site contribution would be appropriate in the circumstances. The commuted sum figure will be derived using the affordable housing calculator and the final figure is yet to be confirmed. In my view, this approach is consistent with Policy HOU1 part 2c and secures a proportionate contribution from the development towards affordable housing.
32. The Trends Driving Accommodation Demand report submitted as part of the application states that Tenterden, in line with many similar settlements, has an ageing population, with the population aged over 65 increasing by 18.4% over the last ten years and, in line with national trends, the population of the town is set to age increasingly rapidly. In order to provide homes for older people who wish to remain within this area, it is proposed that the new dwellings would be offered on both a short and long term rental basis subject to a legal agreement restricting their occupation to persons over 55s which could be controlled by condition / legal agreement.
33. Regarding housing mix in this instance the scheme would provide 12 x 2 bed flats for active retirees which is considered to be acceptable given the amount and type of housing proposed. Policy HOU18 states proposals for standalone older persons housing are exempt from this requirement and will be supported in principle where the need has been identified by extensive and robust evidence, and where they can be located in a suitable and sustainable way.
34. The housing mix and the lack of affordable housing on the site itself in this instance is acceptable.

Other matters

35. The proposed flats would comply with policy HOU15 in terms of balcony / outdoor space and the proposed internal living accommodation would comply with the National Technical Standards, which are also set out under policy HOU12.

36. The site is not in an area prone to flooding and there is space on site to provide appropriate SUDs to mitigate for the impact of development as indicated in the supporting drainage strategy. Further details will be secured via condition. Foul sewage would be connected to the existing mains sewer.
37. The proposal constitutes an extension to a previously developed site with an approved flatted development on the adjoining site to the south. As such the proposal would not have a significant negative impact in terms of light pollution within the dark skies zone and would be in accordance with policy ENV4.

Planning Obligations

21. Regulation 122 of the Community Infrastructure Regulations 2010 says that a planning obligation may only constitute a reason for granting planning permission for a development if the obligation is:
 - (a) necessary to make the development acceptable in planning terms,
 - (b) directly related to the development; and
 - (c) fairly and reasonably related in scale and kind to the development
22. I recommend the planning obligations in Table 1 would be required should the Committee resolve that it would have granted permission. I have assessed them against Regulation 122 and for the reasons given consider they are all necessary to make the development acceptable in planning terms, are directly related to the development and are fairly and reasonably related in scale and kind to the development. In this instance KCC Economic Development have not requested contributions towards schools and youth services as the proposal is for retiree housing which can be secured through the S106 agreement.

Heads of Terms for Section 106 Agreement/Undertaking

Applies to sites of 11 dwellings or more			
Planning Obligation			Regulation 122 Assessment
Detail	Amounts (s)	Trigger Points (s)	
Affordable housing –	Commuted sum payment	Half the contribution upon occupation of 25% of the dwellings and balance on	Necessary: in order to aid the delivery of affordable housing and compliance with Policy HOU1 of the Local Plan. Directly related: figure
Offsite contribution to be paid towards the delivery of affordable housing	To be confirmed		

<p>within the urban area.</p>		<p>occupation of 50% of the dwellings</p>	<p>derived in lieu of on-site contribution</p> <p>Fair and reasonably related in scale and kind: relates to the scale of the development and calculated as such.</p>
<p><u>Adult Social Care</u></p> <p>Project: Towards extra care accommodation in 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>	<p>Necessary to meet the demand that is generated and must be maintained to ensure compliance with Local Plan 2030 Policies SP1, COM1, IMP1 and IMP2, KCC's 'Development and Infrastructure – Creating Quality Places' and guidance in the NPPF.</p> <p>Directly related as occupiers would have access to the proposed care</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and because the amount has taken into account the estimated number of users and is based on the number of dwellings.</p>
<p><u>Libraries</u></p> <p>Contribution for additional book stock for Tenterden Library for the new borrowers generated by this development</p>	<p>£48.02. per dwelling</p>	<p>Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings</p>	<p>Necessary as more books required to meet the demand generated and pursuant to Local Plan 2030 Policies SP1, COM1 and KCC's 'Development and Infrastructure – Creating Quality Places' and guidance in the NPPF.</p> <p>Directly related as occupiers will use library books and the books to be funded will be</p>

			<p>available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and because amount calculated based on the number of dwellings.</p>
	<p><u>Community Learning</u></p> <p>Project: Towards additional IT equipment for additional learners from development</p>	<p>£34.45 per dwelling</p>	<p>Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings</p> <p>Necessary the equipment identified is needed to provide adequate levels of pursuant to, Local Plan 2030 Policies SP1, COM1, IMP1 and IMP2, Developer Contributions/Planning Obligations SPG, Education Contributions Arising from Affordable Housing SPG (if applicable), KCC's 'Development and Infrastructure – Creating Quality Places' and guidance in the NPPF. .</p> <p>Directly related as occupiers could attend adult education and the facilities to be funded would be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and because the amount has taken into account the estimated number of secondary school pupils and is based on the number of dwellings and because no payment is due on small 1-bed dwellings or sheltered accommodation specifically for the elderly.</p>

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<p><u>Accessible Homes Head.</u></p> <p>Accessible Housing At least 20% of all homes shall be built in compliance with building regulations M4(2) as a minimum standard. In accordance with policy HOU14 part</p>	<p>Provide on-site 20% of all units.</p>	<p>Prior to first occupation of any dwelling comprised within the Development</p>	<p>Necessary as a requirement under policy HOU14 (a) of the Ashford Local Plan and guidance in the NPPF</p> <p>Directly related to the number of dwellings to be brought forward under the approved scheme (20%).</p> <p>Fairly and reasonably related in scale and kind being 20% of all dwellings as per HOU14(a)</p>
<p>Occupation The flats shall only be occupied by people aged 60 years or over (and their partners aged 55 and over)</p>			<p>Necessary in accordance with policy HOU18 of the Local Plan and guidance in the NPPF.</p> <p>Directly related to the proposed development which is for active retirees</p> <p>Fairly and reasonably related in scale and kind considering the extent / type of the development proposed.</p>
<p>Applies to all</p>			
<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>Necessary in order to ensure the planning obligations are complied with.</p> <p>Directly related as only costs arising in connection with the monitoring of the development and these planning obligations are covered.</p> <p>Fairly and reasonably related in scale and kind considering the</p>

			extent of the development and the obligations to be monitored.
<p>Notices must be given to the Council and County Council at various stages in order to aid monitoring. All contributions are index linked in order to maintain their value. The Council and County 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>			

Human Rights Issues

23. I have also taken into account the human rights issues relevant to this application. In my view, the "Assessment" section above and the Recommendation below represent an appropriate balance between the interests and rights of the applicant (to enjoy their land subject only to reasonable and proportionate controls by a public authority) and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties).

Working with the applicant

24. 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 as explained in the note to the applicant included in the recommendation below.

Conclusion

25. The proposed scheme would provide housing for the older population, and there is an extant permission on the adjoining site to the south for similar new development. The proposed development would result in social benefits in this regard. In addition, there is potential for economic benefits (both direct and indirect), particularly through construction and also the link with the existing hotel. There is also the benefit of providing an affordable housing contribution in accordance with policy HOU1 as well as making a contribution to the Council's windfall housing provision and 5 year housing land supply.
28. Considering the context of the site and adjoining site to the south the proposed retiree development is considered acceptable under policy HOU5. The site is not an isolated location and is within safe and easy access of Tenterden where there are services and facilities provided.
29. The design, siting, scale and palette of materials would complement the immediate and wider streetscape and the development would fit comfortably

within the plot with policy compliant garden areas and internal living standards.

30. No residential amenity, highways safety, tree or ecology objections are raised.
31. In accordance with policies COM1 of the Local Plan 2030 the development shall contribute financially to a number of identified projects that seek to improve local services/facilities/infrastructure.
32. In light of the above assessment I am satisfied that the proposed development would comply with the requirements of Development Plan policy and Central Government guidance. I therefore recommend that planning permission is granted.

Recommendation

Permit

Recommendation

Permit

- A. Subject to the applicant first entering into a Section 106 agreement undertaking in respect of planning obligations detailed in Table 1, 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.**

Commencement

1. Standard time condition
2. Materials
3. Archaeology field evaluation

Highways/Parking

4. Provision of parking spaces
5. Electric car charging
6. Sightlines
7. Construction Management Plan
8. Cycle parking and refuse storage

Landscaping

9. Walls/Fencing
10. Landscaping scheme
11. Trees/protection measures

Drainage

12. SUDs scheme

Ecology

13. Ecological Mitigation Strategy and Ecological Enhancement and Management Plan

Other

14. Development in accordance with the approved plans
15. Development available for inspection

Note to Applicant

1. Working with the Applicant

Background Papers

All papers referred to in this report are currently published on the Ashford Borough Council web site (www.ashford.gov.uk). Those papers relating specifically to this application may be found on the [View applications on line](#) pages under planning application reference 19/01206/AS)

Contact Officer: Andrew Jolly