

Planning Committee

Wednesday 9th December 2020 at 6.00pm

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) **19/1597/AS** – Home Plus, Beaver Road, Ashford, Kent, TN23 7RR - The erection of 216 residential units comprising 207 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.

Since the report was published, officers have received a Nutrient Neutrality Assessment and Mitigation Strategy for the site, undertaken by Water Environment Ltd on behalf of the applicant.

As a result of the proposal including green roofs, a small reduction in the nutrient load from surface water runoff compared with the exiting site is forecast. However, wastewater from the development will increase the overall nutrient load from the site.

In summary, and after accounting for both the improvement in the surface runoff, and the additional wastewater, the nutrient budgets for the site in the report are forecast 453.86kgN/year and 7.53kgP/year. The report indicates that this can be offset by converting approximately 0.61ha of agricultural land to fully utilised wetlands. These wetlands would need to be located such that there is sufficient water flow in order to provide any treatment.

[SSDM comment – this information will assist the Council in its task of undertaking an Appropriate Assessment for the proposed development in due course. The report confirms that an off-site solution will be required to achieve nutrient neutrality. No change to my recommendation is therefore required.]

The Affordable Housing sum in Table 1 of the report is being recalculated to align with up-to-date values, and the final figure will be entered under delegated powers.

- (b) 20/00039/AS** – Land opposite Highdown west of, Mulberry Hill, Chilham - Erection of 2 dwellings

None

- (c) 20/01259/AS** - 94 Canterbury Road, Willesborough, Ashford, TN24 0BN - Erection of residential annexe

Submission from Cllr David Smith Councillor for the Aylesford and East Stour Ward:

I regret that I must tender my apologies as I am unable to participate in this Virtual Planning Committee because as some of you will know my Broadband Signal is unable to carry the needs of the Virtual Meeting. There was talk of a sound only system but nothing came of that so I assume the same problems were encountered.

Whilst I am opposed to this application for a built annexe for a number of reasons, the neighbours who have objected to the original application and I do not have any objection for the existing caravan to be replaced in the same location and the temporary named planning permission given in 2007 being extended.

The first attachment is the approval of the existing caravan and it must be noted that condition 1 states that the site is unsuitable for an independent dwelling and condition 2 states an independent dwelling in this location would be unacceptable and contrary to the Development Plan.

The second attachment for the refusal of the bungalows states in the refusal decision that the building of the dwellings would result in unacceptably low levels of amenity for the occupiers and would give rise to over development leading to poor living conditions.

The third attachment is the letter from the Kent County Council's Senior Archaeological Officer expressing their concerns and recommending that a condition be attached if permission is granted to protect the history of the site but this does not appear to have been addressed.

The report clearly states that no objections were made to this second revised application which whilst being technically correct, there were two objections, see attached, from the immediately adjoining neighbours who objected to the initial application and were given to understand, as was I, that these would be considered at the revised application but clearly this has not been done.

As I said earlier, the neighbours and I are opposed to a purpose-built house on the site even though it is referred to as an annexe. It is far too close to the fence of #92 and even with obscured glass will still generate noise from open windows and noise from extractors if fitted.

I would respectfully request that an extension to the caravan approval should be approved and the new build should be refused.

The recommendation at the end of the report should include:

Subject to the following Conditions and Notes:

(with delegated authority to the Strategic Development and Delivery Manager or Development Management Manager to make or approve changes to the planning conditions (for the avoidance of doubt including additions, amendments and deletions) as she/he sees fit).

- (d) 20/00610/AS** - Withy Farm, Goldups Lane, Chilham CT4 8JG - Part change of use of land from agricultural to residential and erection of detached car barn with ancillary annexe accommodation above.

The recommendation at the end of the report should include:

Subject to the following Conditions and Notes:

(with delegated authority to the Strategic Development and Delivery Manager or Development Management Manager to make or approve changes to the planning conditions (for the avoidance of doubt including additions, amendments and deletions) as she/he sees fit).

- (e) 20/01404/AS** - The Stour Centre, Tannery Lane, Ashford, TN23 1PL - Replacement of existing curtain walling and windows to West elevation

Since the report was published, the description is amended to include the North elevation.

Amended description - Replacement of existing curtain walling and windows to **North** and West elevation.