

Ashford Borough Council: Planning Committee

Minutes of a Virtual Meeting of the Planning Committee held on Microsoft Teams on 9th December 2020.

Present:

Cllr. Burgess (Chairman);

Cllr. Blanford (Vice-Chairman);

Anckorn, Chilton, Clokie, Forest, Harman, Howard, Howard-Smith, Iliffe, Rogers, Shorter (ex-Officio, non-voting), Sparks, Wright, Walder.

In accordance with Procedure Rule 1.2(c) Cllr. Rogers attended as Substitute Member for Cllr. Ovenden.

Apologies:

Cllrs. Ovenden, Smith.

Also Present:

Cllr. C Suddards.

In Attendance:

Interim Head of Planning & Development; Interim Strategic Development & Delivery Manager; Deputy Team Leader – Planning Applications; Planning Officer (LP); Planning Officer (GG); Planning Officer (SE); Principal Solicitor (Strategic Development); Member Services Manager (Operational); Member Services and Ombudsman Complaints Officer.

173 Declarations of Interest

Councillor	Interest	Minute No.
Blanford	Made a Voluntary Announcement as she was a member of the Campaign to Protect Rural England and the Weald of Kent Protection Society.	
Burgess	Made a Voluntary Announcement as he was a member of the Weald of Kent Protection Society.	
Clokie	Made a Voluntary Announcement as he was a member of the Weald of Kent Protection Society.	

Forest	Declared that as Portfolio Holder for Culture, Leisure and Tourism he had an indirect connection with the leisure services provided at the site. However, he had had no involvement with the application made by Freedom Leisure and had not provided any comments or opinion prior to the meeting.	176 – 20/01404/AS
Rogers	Declared that the application was within the Aylesford and East Stour Ward, for which he was one of the Ward Members. He also made a Voluntary Announcement as he was Chair of the Planning Committee for the South Willesborough and Newtown Community Council.	176 – 20/01259/AS

174 Public Participation

The Member Services Manager (Operational) drew attention to the Public Participation note contained within the agenda. He advised that five speakers had registered to speak at the meeting, four of whom had agreed that their speeches would be read out by the designated Council Officer. The fifth speaker would be telephoning into the meeting to deliver her speech to Members.

175 Minutes

Resolved:

That the Minutes of the Meeting of this Committee held on the 11th November 2020 be approved and confirmed as a correct record.

176 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	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.		
Applicant	A Better Choice for Property Developments		
Agent	Emma Hawkes – DHA Planning		
Site Area	9093 sqm		
(a) 7/4R	(b) -	(c)	SACF-R, EA-X, KF&R-X, KP-X, SW-X, KCCF&WM-X, KCCH&C-X KCCH&T-X, KCCED-X, ABCEP-X, ABCE&S-R, ABCH-X,

The Interim Strategic Development & Delivery Manager introduced this item in order to provide an explanation of the situation relating to Stodmarsh Lakes. Since the application had previously been considered by the Committee in June, advice had been received from Natural England regarding water quality at Stodmarsh, and this impacted on the Council's ability to grant planning permission for developments within the catchment area. A process of appropriate assessment was required, and mitigation would need to be secured/delivered before any planning permissions could be granted. If Members were minded to approve the application, the approval would be subject to appropriate assessment and mitigation proposals to confirm that there would be no significant effect on Stodmarsh, and the recommendation included the delegation of authority to do this. He also advised that this issue likewise affected the second application on the Agenda.

The Interim Strategic Development & Delivery Manager drew Members' attention to the Update Report. A Nutrient Neutrality Assessment and Mitigation Strategy had been received for the site and an off-site solution would now be required to achieve nutrient neutrality. The Affordable Housing sum in Table 1 would need to be recalculated to align with up-to-date values.

He further advised Members of changes to Table 1, due to viability, since the June report. All obligations within Table 1 (other than the Council's and KCC's monitoring requirements) were now proposed to be Deferred Contributions, instead of Pay Regardless obligations as proposed in June.

The Interim Strategic Development & Delivery Manager then showed, and commented on, two "fly-through" videos of the proposed development, and summarised the changes made to the application since the previous report in June.

In accordance with Procedure Rule 9.3, Ms Hawkes, the agent, had registered to speak in support of the application. Her speech was read to the Committee by the Member Services and Ombudsman Complaints Officer and this is attached to these Minutes at Appendix A.

In accordance with Procedure Rule 9.3, Mr Shrubb, 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 Member Services and Ombudsman Complaints 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 as submitted in advance of the meeting is attached to these Minutes at Appendix C.

One of the Ward Members attended and spoke in objection to the application.

Resolved:

Defer for Officers to seek the following:

1. Improvements to the overall quality of design across the whole site based on Members' comments on design issues and as set out in Annex 1 to the June 2020 Committee Report (the Design Review by d:se), 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 Faucheux north elevation of this development on this landmark site, to improve views from the entrance to the International station**
- **Improvements to the design of the Beaver Road elevations; and,**

- **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.**
- 2. Amendments to the proposed colours of external materials to the apartment blocks on the elevations on Avenue Jacques Faucheux.**
- 3. To renegotiate the arrangements for payment of the planning obligations set out in Table 1 of the report.**

Application Number 20/00039/AS

Location Land opposite Highdown west of, Mulberry Hill, Chilham

Grid Reference 07578/54029

Parish Council Chilham

Ward Downs North Ward

Application Description Erection of 2 dwellings

Applicant Mr & Mrs J Healy Sheldon, GSE Group

Agent Mr G Holloway, Guy Holloway Architects

Site Area 0.72ha

The Interim Strategic Development & Delivery Manager had earlier given advice to the Committee regarding Stodmarsh which related to this application (see above).

The Planning Officer (LP) gave a presentation.

In accordance with Procedure Rule 9.3, Ms O'Connor, a local resident, had registered to speak in objection to the application. Her speech was read to the Committee by the Member Services and Ombudsman Complaints Officer and this is attached to these Minutes at Appendix D.

In accordance with Procedure Rule 9.3, Mr Hollaway, the agent, had registered to speak in support of the application. His speech was read to the Committee by the Member Services and Ombudsman Complaints Officer and this is attached to these Minutes at Appendix E.

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

Resolved:

- (A) **Subject to the applicant submitting information to enable an Appropriate Assessment under the Habitats Regulations to be adopted by the Head of Planning and Development which identifies suitable mitigation proposals such that, in her view, having consulted the Director of Law and Governance and Natural England, the proposal would not have a significant adverse effect on the integrity of the Stodmarsh SAC, SPA and Ramsar Site; and with delegated authority to the Development Management Manager or the Strategic Development and Delivery Manager to add, amend or remove planning obligations and/or planning conditions as they see fit to secure the required mitigation.**
- (B) **Resolve to Permit 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.**

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 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.

3. No development shall commence until the precautionary mitigation measures and works for reptiles as set out in section 5.4.14 of the approved Preliminary Ecological Appraisal (Greenspace Ecological Solutions August 2019) have been carried out in full.

Reason: In order to enhance biodiversity of the site.

4. No development shall take place on site until a Transport Construction Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period and shall include:

- a. Wheel washing facilities/measures to prevent debris and spoil and the discharge of surface water onto the public highway,
- b. Access point for HGV's (no HGV's shall reverse onto the highway without the assistance of a banksman) and site personnel,

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- c. Provision of parking facilities for site personnel and visitors prior to commencement of work on site and for the duration of construction,
 - d. Provision of parking, turning and unloading facilities for delivery vehicles,
 - e. Hours of operation

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and neighbour amenity.

- 5. Prior to the commencement of the development details of drainage works, designed in accordance with the principles of sustainable urban drainage, shall have been submitted to and approved in writing by the Local Planning Authority and the works shall be carried out and maintained in accordance with these details.

Reason: In order to reduce the impact of the development on flooding, manage run-off flow rates, protect water quality and improve biodiversity and the appearance of the development.

- 6. Written details including source/ manufacturer, and samples of bricks, tiles and cladding materials to be used externally shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the development shall be carried out using the approved external materials.

Reason: In the interests of visual amenity.

- 7. Prior to the commencement of development, the following details shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details.

- Details and location of rainwater goods;
- Details of any flues, grilles and vents to be installed including location, dimensions, colour and material;
- Details of electricity and gas meter boxes and any external pipe work including their location on the building;
- Joinery details;
- Proposed eaves detailing and roof overhangs, window and door reveals;
- Sectional details through sedum roof, the gable, curving roof form, recessed balconies; and,
- Sections through the artificial mounds to the south and lower patios of Plot

Reason: In order to maintain the design quality of the development and protect the visual amenity of the locality.

8. Details of final levels for the development, including slab levels of the dwellings hereby approved, shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of works and the development shall be carried out in accordance with the approved levels.

Reason: To ensure the development sits well within the landscape and in the interests of the visual amenity of the surrounding area.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, no development shall be carried out within Class A-E of Part 1 and Class A of Part 2 of Schedule 2 of that Order (or any Order revoking and re-enacting that Order), without prior approval of the Local Planning Authority.

Reason: In the interests of protecting the character and amenities of the locality.

10. Prior to occupation of the dwellings hereby approved a lighting design plan for biodiversity will be submitted to, and approved in writing by, the local planning authority. The plan will show where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb bat activity. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter in accordance with the plan.

Reason: In the interests of visual and residential amenity and biodiversity.

11. Within six months of works commencing, details of how the development will enhance biodiversity shall be submitted to, and approved in writing by, the Local Planning Authority. This will include recommendations in section 6 of the Preliminary Ecological Appraisal (Greenspace Ecological Solutions August 2019) and a list of hedgerow species to be planted. The approved details will be implemented and thereafter retained.

Reason: In order to enhance biodiversity of the site.

12. The approved landscaping scheme and biodiversity enhancements shall be carried out fully within 12 months of the completion of the development. Any trees or other plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of visual amenity and to protect and enhance the amenity of the area

13. All existing hedges or hedgerows shall be retained, unless shown on the approved drawings as being removed. All hedges and hedgerows on and immediately adjoining the site shall be protected from damage for the duration of works on the site. Any parts of hedges or hedgerows

which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged within five years following contractual practical completion of the approved development shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with plants of such size and species.

Reason: To ensure the continuity of amenity afforded by existing hedges or hedgerows.

14. The approved development shall be carried out in such a manner as to avoid damage to the existing trees, including their root systems, and other planting to be retained by observing the following:
 - a. All trees to be preserved shall be marked on site and protected during any operation on site by temporary fencing in accordance with BS 5837:2012, (Trees in relation to design, demolition and construction - recommendations). Such tree protection measures shall remain throughout the period of construction,
 - b. No fires shall be lit within the spread of branches or downwind of the trees and other vegetation,
 - c. No materials or equipment shall be stored within the spread of the branches or Root Protection Area of the trees and other vegetation,
 - d. No roots over 50mm diameter shall be cut, and no buildings, roads or other engineering operations shall be constructed or carried out within the spread of the branches or Root Protection Areas of the trees and other vegetation,
 - e. Ground levels within the spread of the branches or Root Protection Areas (whichever the greater) of the trees and other vegetation shall not be raised or lowered in relation to the existing ground level,
 - f. No trenches for underground services shall be commenced within the Root Protection Areas of trees which are identified as being retained in the approved plans, or within 5m of hedgerows shown to be retained.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality in accordance.

15. The area shown on the drawings number 18.012 002 as vehicle parking space, garages and turning shall be provided in accordance with the approved details before the use is commenced or the premises occupied, and shall be retained for the use of the occupiers of, and

visitors to, the development, and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out on that area of land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to parking inconvenient to other road users.

16. The first 5m of the access hereby approved from the edge of the highway shall be constructed of a bound surface, the details of which shall be submitted to and approved in writing by the Local Planning Authority. The access shall then be constructed in accordance with the approved detail prior to its first use and maintained as such.

Reason: To ensure that no gravel or other material is taken from the site onto the neighbouring highway by wheels of vehicles leaving the site to the detriment of highway safety

17. No gates or barriers shall be erected across the access within 5.5m metres from the back of the carriageway used by vehicular traffic.

Reason: In the interests of highway safety

18. The visibility splays shown on Appendix B of the approved Transport Statement within which there shall be no obstruction in excess of 0.9m in height above the carriageway edge, shall be provided at the access before the first occupation of the dwellings hereby approved and the splays shall be so maintained at all times.

Reason: In the interests of highway safety.

19. If unexpected contamination is found at any time when carrying out the approved development, it must be reported in writing to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary, a remediation scheme must be prepared in accordance

Following completion of the remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be prepared and submitted for approval in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 20.** 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

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,

- was provided with pre-application advice,
 - 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.
-

Application Number 20/01259/AS

Location 94 Canterbury Road, Willesborough, Ashford, TN24 0BN

Grid Reference	602365 / 140858
Parish Council	South Willesborough and Newtown
Ward	Aylesford and East Stour Ward
Application Description	Erection of residential annexe
Applicant	Mrs J Champion
Agent	Keith R. Hammond Ltd
Site Area	0.1 hectares

(a) 11/0 (b) Parish X (c) -

The Planning Officer (GG) gave a presentation and drew Members attention to the comments made by one of the Ward Members, as contained in the Update Report. The Update Report also included an amendment to the recommendation at the end of the report.

Resolved:

Permit

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).

1. 3 year permission
2. In accordance with approved plans
3. Materials approved
4. Obscure glazing - windows to rear
5. Ancillary residential accommodation only
6. Existing mobile home to be removed within 6 months of the first occupation of the annexe hereby approved
7. Approved development available for inspection

Note to Applicant

1. Working with the Applicant

In accordance with paragraph 38 of the NPPF Ashford Borough Council (ABC) takes a positive and proactive 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 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	20/00610/AS
Location	Withy Farm, Goldups Lane, Chilham CT4 8JG
Grid Reference	604072 / 154350
Parish Council	Chilham
Ward	Downs North Ward
Application Description	Part change of use of land from agricultural to residential and erection of detached car barn with ancillary annexe accommodation above.
Applicant	Mr H Digby-Baker
Site Area	0.01 hectares
(a) 10/4R/6S	(b) Parish Council R (c)

The Planning Officer (GG) gave a presentation. The Update Report included an amendment to the recommendation at the end of the report.

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

Resolved:

Defer for Officers to seek the following:

- Assurances that the building would not be used as an independent dwelling.
 - Confirmation that the services would be shared with the main house.
 - A single storey building that would be an appropriate scale for an annexe.
-

Application Number 20/01404/AS

Location The Stour Centre, Tannery Lane, Ashford, TN23 1PL

Grid Reference 6014/1423

Parish Council Central Ashford

Ward Victoria

Application Description Replacement of existing curtain walling and windows to North and West elevation

Applicant Freedom Leisure

Agent Arkon Associates, The Old Bank, 162 High Street, Stevenage, SG1 3LL

Site Area 0.58ha

(a) 12/1+ (b) - (c) -

The Planning Officer (SE) gave a presentation and drew Members' attention to the Update Report, which contained an amended description to include the North elevation.

One of the Ward Members attended and expressed no objections to the application.

Resolved:

Permit

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).

1. Implementation within 3 years
2. Approved plans
3. Available for inspection
4. Materials to be approved

Note to Applicant

1. Working with the Applicant

In accordance with paragraph 38 of the NPPF Ashford Borough Council (ABC) takes a positive and proactive 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 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**Speech by Emma Hawkes, DHA, Agent for the Planning Application
19/01597/AS**

At the June Planning Committee meeting, Members voted to defer the scheme, requesting improvements to the overall quality of design across the whole site. In particular, Members wanted to see a breaking up of its overall massing and an improved appearance of the proposal with specific attention to the Avenue Jacques Faucheux and Beaver Road elevations.

Members also wished to see more solar panels on the roofs of the development and enhanced landscape management adjacent to the highway. A more ambitious proposal leading to carbon neutrality in Ashford was requested.

The consultant team has worked extremely hard to review the Members' comments in detail and to involve the Case Officer in discussions on the proposed changes. Prior to the submission of amended plans, sketches and commentary on the proposed changes were provided to the Case Officer who gave the team detailed feedback.

The comments expressed by Members and the Case Officer have been fully taken on board and the key design changes can be summarised as follows:

- A detailed review of the Avenue Jacques Faucheux blocks in terms of design, height and materials to add interest to this façade;
- A reduction in height of the Beaver Road block by one storey to address height concerns;
- A reduction in the number of units by 7;
- A comprehensive review of materials for the entire scheme;
- The incorporation of solar panels whilst retaining green roofs;
- The inclusion of a planting screen for the car park; and
- Additional street trees and tree screens on the site frontages.

The amended proposal fully addresses the comments and concerns raised by Members.

Following a review of the proposal's massing, height and proposed materials, the development will enhance considerably the character and appearance of the area and will make an important and exciting contribution to the regeneration of Victoria Road and Beaver Road.

With the incorporation of solar panels and green roofs, a 22% carbon reduction figure across the site can be achieved. Furthermore, the reduction in unit numbers assists with boosting the car parking ratio figure. In addition, the proposal will assist the Council in delivering its housing land supply figures and is fully in accordance with local and national planning policies.

Finally, a Nutrient Neutrality Assessment and Mitigation Strategy has been prepared and submitted to address the nutrient neutrality of the proposed development.

In light of this, we respectfully ask that the application be granted permission.

APPENDIX B

South Ashford Community Forum - 19/01597/AS Home Plus, Beaver Road, Ashford, Kent, TN23 7RR

Chairman and Members of the Committee, we thank you for the opportunity to speak this evening.

South Ashford Community Forum continues to support the development of this brownfield site, however, whilst we acknowledge the reduction in height of the Beaver Road Block, B1, and the architectural changes that will help reduce the massing, we do still feel this block will have an overbearing impact on Beaver Road, close to the river.

The developer's viability submission is of major concern to us. As it is, many residents are not aware of the contributions made by developers toward services and infrastructure. While we appreciate the Council's hands are tied, in this respect, learning that a development of this size is permitted without contributions will create a great deal of resentment. Acknowledging the constraints that exist we support the recommendation for contributions to be deferred, with payment becoming due if the sale price exceeds the predicted value.

If contributions do become payable, they should be applied to local facilities before those having wider benefit. For example, we would like the strategic parks contribution to be applied to Victoria Park, which is more likely to be used by the residents of this development (who we are told will have lower car ownership) than Conningbrook.

Thank you.
Bob Shrub
On behalf of South Ashford Community Forum

APPENDIX C

CACF acknowledge the height reduction in some of development's buildings, but echo the report's assessment the resulting effect along Beaver Road and Avenue Jacques Faucheux is "fairly modest" and "more modest" respectively. This may result in a more "interesting form" but it doesn't address the height and bulk issues previously raised in committee.

We echo the concerns of the environmental agency and KCC Ecology and would like to see those addressed.

Our main concern continues to be the viability for this project; specifically S106 contributions.

S106 Agreements ensure new developments provide the "**required** services, infrastructure and amenities to serve new and existing communities." If you agree to permit this development you must agree that the negative impact of the limited S106 contribution, the 'cost,' is outweighed by "wider planning benefit".

Let's consider the costs and benefits.

The report identifies two benefits: 1) development on brownfield site; and 2) new housing in a sustainable location.

Now the 'cost' - The condition the report sets to trigger S106 contributions by the developer is "the actual sales price of **each** dwelling exceeds the predicted sales price as identified by the viability assessment." If this very high bar is not met here are the services that won't get funded by this developer: 1) NHS Primary Healthcare; 2) Affordable Housing; 3) Outdoor Sports; 4) indoor Sport Building; 5) Strategic Parks; 6) Informal/ Natural GreenSpace; 7) Play provision; 8) Voluntary sector provision; 9) Allotments; 10) Art provision; 11) Community learning; 12) Primary Education; 13) Secondary Education; 14) Youth Services; 15) Library Services; and 16) Social Care.

Without the S106 contribution, the additional requirements on those services generated from this development do not go away, the cost just gets passed to Ashford residents. At a time when residents in this Borough are struggling to make ends meet and the council is seeking to increase council tax while eliminating services, is this really acceptable to ask residents to cover these costs to increase the developer's profit margins from £9,554,514 to £11,069,330.

If the development is not financially viable enough to move forward while contributing their fair share to this community, then it should not be permitted. The cost simply does not outweigh the benefit.

Finally, please consider the recommendation from ABC's viability Assessment: "The Scheme as currently appraised is clearly unviable and as such the Council will need to satisfy itself as to its deliverability in the current market"

APPENDIX D

20/00039/AS

Our family lives opposite this beautiful field, opposing this development.

Despite some ecological and sustainability improvements, the house plans remain too tall and dense, failing to meet S41 guidance ('provision of 2 low density 'high quality' detached dwellings' (Chapter 5.5); 'extremely low density 'exclusive' housing' (5.3)):

- House 1 enormous even against House 2, filling most of plot 1 (p25 Design & Access Statement) with floor space larger than 4 houses opposite housing 14, '... articulated as a cluster of vernacular barn type buildings which sit above the ground at the high point of the site...the materials could be used to express a hierarchy of building, house, recreation barn and stable block; thus breaking down the cluster, massing and apparent scale, and adding further visual interest' (case officer's precis of Design Panel para 16, p12; para 19, p13). But the change in materials leaves House 1 dense, massive in bulk (footprint in Existing & Proposed Block Plans).
- Why not limit House 1 to single-storey or site lower reducing prominence?
- Are 'millionaires' mansions' (objection R Warner) appropriate here?

There is no positive contribution to local character and AONB contravening S41: 'high quality design of the 2 properties...must make a positive contribution to the landscape setting and must have regard to the amenity of the neighbouring properties' (5.6) and be 'well-integrated with the natural topography of the site':

- Design Panel precis approves designs generally but scant mention of local character or special nature of AONB.
- Rear of plot 1 seen from 1 Mulberry Cottages is already at eye level through midpoint of 1st floor windows; opposite view shows elevated position (Photos 4 & 6 p11 Existing Site Information). House 1's 2 storeys and steep roof will tower over cottages opposite, ruin rural outlook and be visible for miles, impairing countryside views.
- Mistaken references to site being bordered by vineyards rather than apple orchards don't inspire confidence.

There's no need for 3rd access by removing 8m of boundary with negative consequences for wildlife, appearance and safety (draft Local Plan expected use of 2 existing accesses).

Why isn't the full Design Panel report available? Does the precis omit anything important?

Whilst the Panel praises some design aspects, under S41 only a truly exceptional and well integrated development can outweigh the negative impact on this AONB; these proposals fall short, without benefits to the community which opposes it, and should be rejected.

Gail O'Connor

APPENDIX E**GUY HOLLOWAY'S STATEMENT IN SUPPORT OF PLANNING APPLICATION FOR 20/00039/AS [LAND OPPOSITE HIGHDOWN AND WEST OF MULBERRY HILL, CHILHAM]**

Members will recall this application, which has a recommendation for approval and received no objections from Chilham Parish Council, Kent Highways, KCC Ecology or any other statutory consultees. The site creates a unique opportunity to realise two innovative, sustainable and outstanding homes within the village of Chilham on an allocated site for exclusive residential development.

Members will also be aware that this application was previously heard at the Planning Committee on the 15th July 2020 and was deferred in order that three items could be addressed. The first being the provision of a sustainability statement, which was produced by sustainability consultants and has been submitted to the Council to demonstrate the scheme's commitment to sustainable technologies. The second was the provision of further site photos as viewed from the road and neighbouring properties, which have also been provided, and thirdly, that the scheme be referred to the Design Panel for their views on the proposals.

As requested, the scheme was heard at a Design Review Panel session on the 10th August 2020 and the Panel's report summarised the design as being:

"A strong proposal consisting of two high quality buildings sitting alongside each other. Each building has its own character, but they form a coherent whole which is successfully integrated into the landscape"

Adding:

"The panel are confident that the specific requirements of this policy have been achieved. The scheme is likely to set a high standard for other new development in Ashford"

In direct response to the Design Review Panel's recommendations the following amendments were made to the original proposals:

A Landscape Strategy, produced by ETLA Landscape Architects, was produced to illustrate additional landscaping to the south west of the site and boundaries. This work also clarified the preservation and enhancement of the boundaries through the introduction of a variety of native trees to enhance the site's landscape and ecological value. The landscape buffer between the two plots has also been strengthened with additional proposed trees.

The material palette of Plot 1 was simplified to accentuate the hierarchy between the main house and ancillary accommodation by increasing the extent of the timber cladding plus other minor amendments.

We believe the proposal to be of the highest architectural quality, as endorsed by the Design Review Panel, aspiring to the highest levels of sustainability and ecological design, which accords with the site's allocation for two exclusive residential homes.