

Ashford Borough Council: Planning Committee

Minutes of a Meeting of the Planning Committee held in the Council Chamber, Civic Centre, Tannery Lane, Ashford on **16th February 2022**.

Present:

Cllr. Burgess (Chairman);

Cllr Blanford (Vice-Chairman);

Ankorn, Barrett, Chilton, Clokie, Harman, Iliffe, Meaden, Mulholland, Ovenden, Shorter and Sparks.

In accordance with Procedure Rule 1.2(c), Cllr Barrett attended as Substitute Member for Cllr Howard-Smith.

Apologies:

Cllrs Bell, Howard, Howard-Smith.

Also Present:

Cllrs. Forest, B Heyes

In Attendance:

Interim Planning Applications and Building Control Manager, Tree Officer, Graduate Planner, Planning Officer, Principal Solicitor (Strategic Development); Member Services and Ombudsman Complaints Officer, Member Services Officer.

277 Declarations of Interest

Councillor	Interest	Minute No.
Cllr Blanford	Made a Voluntary announcement that she was a Member of the Weald of Kent Protection Society and the Campaign to Protect Rural England.	
Cllr Burgess	Made a Voluntary announcement that he was a Member of the Weald of Kent Protection Society.	
Cllr Clokie	Made a Voluntary announcement that he was a Member of the Weald of Kent Protection Society.	
Cllr Mulholland	Indicated that he had a Declaration to make, but as the Ward Member he had learned that	Item 7 – TPO/21/00007

this item was to be deferred so he did not make it.

278 Public Participation

The Member Services Officer advised that at this meeting registered public speakers had been invited either to address the Committee in person, or to have their speech read out by a designated Council Officer, not from the Planning Department. For this meeting, there was one public speaker, who had elected to have their speech read out.

279 Officers' Deferral/Withdrawal of Reports

Item 7 – TPO/21/00007 – the Tree Officer stated this item had been withdrawn as the objector and land-owner had not received the letter advising of the meeting schedule, so had not had notice to register to speak. In the interest of fairness and reasonableness, and on advice, a late decision had been made to defer the item to a future meeting to be held as soon as practicable. In the meantime, a new TPO would be made, thus keeping protection of the tree in place, and consultation recommenced.

The Ward Member requested that his disappointment at this decision to withdraw the item be noted.

280 Minutes

Resolved:

That the Minutes of the Meeting of this Committee held on 19 January 2022 be approved and confirmed as a correct record.

281 Schedule of Applications

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	21/01970/AS	
Location	15 Hillcrest Close, Kennington, Ashford, Kent, TN24 9QT	
Grid Reference	02444 / 44748	
Parish Council	Kennington (Community Council)	
Ward	Kennington Ward	
Application Description	Proposed 2 storey rear and front extensions	
Applicant	Mr Watts, 15 Hillcrest Close, Kennington, Ashford, Kent, TN24 9QT	
Agent	N/A	
Site Area	0.06 ha	
(a) 4/-	(b) X	(c)

The Planning Officer gave a presentation and confirmed that there were no updates to the published report. The application had been reported to Committee as the applicant was a relative of an Ashford Borough Council staff member. There were several other examples of dwelling extensions in the local neighbourhood, one almost identical to the application. There had been no objections received. He confirmed there was no loss of amenity to the adjacent property due to the sensitivity of the design.

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 which shall not be varied.

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.

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,
- adherence to the requirements of the Development Management Customer Charter.

In this instance

- The applicant was provided the opportunity to submit amendments to the scheme/ address issues.

- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.
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Application Number	21/02093/AS	
Location	23 to 34 Little Chequers, Wye, Ashford, Kent, TN25 5DZ	
Grid Reference	05135/46593	
Parish Council	Wye with Hinxhill	
Ward	Wye with Hinxhill	
Application Description	Proposed Installation of External Wall Insulation With Brick-Effect Finish.	
Applicant	Ashford Borough Council	
Agent	Mr Nicholas Lawn, Goddeen Allen Lawn, The Old Dairy, Cherrybrook Road, Folkestone, CT20 3J0	
Site Area	399.00m ²	
(a) 52/-	(b) S	(c)

The Graduate Planner gave a presentation.

Resolved:

- (1) Subject to confirmation being first obtained from the Applicant/Agent, to the satisfaction of the Head of Planning & Development, the Strategic Development & Delivery Manager or the Planning Applications and Building Control Manager, that the proposed materials comply with all appropriate safety standards in respect of fire

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- (2) Authority be granted to the Head of Planning & Development, the Strategic Development & Delivery Manager or the Planning Applications and Building Control Manager **to Permit**
- (3) with delegated authority to the Head of Planning & Development, the Strategic Development and Delivery Manager or the Planning Applications and Building Control 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

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 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. The development shall be carried out in accordance with the details of external materials specified in the application which shall not be varied.

Reason: In the interests of visual amenity.

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.

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,
- adherence 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	21/02094/AS	
Location	21 to 34 Newtown Green, Ashford, Kent, TN24 0PE	
Parish Council	South Willesborough & Newtown	
Ward	Aylesford & East Stour	
Application Description	Reconfiguration of Entrance Doorways for Disabled Access and Replacement of External Tile Hanging With Cladding.	
Applicant	Ashford Borough Council	
Agent	Godden Allen Lawn, The Old Dairy, Cherrybrook Road, Folkestone, CT20 3JX	
Site Area	0.11ha	
(a) 31/-	(b) -	(c) -

The Planning Officer gave a presentation.

It was noted that there was no indication of cladding colour in the specification, and an inappropriate choice to replace the brindled appearance of the hanging tiles might appear stark over such a large surface area. Officers agreed they would endeavour to ensure the finish is an enhancement of the visual amenity.

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 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,
- adherence 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.
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Application Reference	21/00253/TP
Report Title	TPO tree works application
Location	Repton Manor, Repton Avenue, Ashford
Grid Reference	998435
Ward	Repton
Application Description	T1 Copper Beech - Dismantle/Fell due to proof of subsidence to nearby building. Treat remaining stump with Eco Plug Max stump treatment. Replant with up to 3no. replacement trees a suitable distance away from building.
Applicant	Ashford Borough Council – Environment and Land Management
Agent	Aspire Landscape Management

The Tree Officer gave a presentation, clarifying that the preservation of the Grade 2 listed Repton Manor took precedence over the visual amenity of the tree, under NPPF Paragraph 195. A petition on Change.org in objection to the application currently had 220 signatories.

In accordance with Procedure Rule 9.3, Mr Hubbard, a local resident, had registered to speak in objection to the application. He had elected to have his speech read by the Member Services Officer and it is attached to these Minutes at Appendix A.

Both Ward Members attended and spoke in opposition to the application.

Resolved:

Defer for Officers to further investigate other measures, as an alternative to felling, and report back at a future meeting.

APPENDIX A

Dear Planning committee,

I would like to object to the removal of the mature coper beach tree located at Repton Manor. This mature tree supports the biodiversity of the local area as well as significantly enhancing the street scene in a way that new replacements will not do in our lifetime.

We must as a society do everything in our power to protect mature healthy trees for the good of our planet and for generations to come. This tree has survived for around 100 years, it is upsetting to think that it could now be removed. Its removal would be considered a great shame not just to myself but to many residents as highlighted by the number of objections on the council's website as well as the 183 signatures I have gained on a petition I started to gauge the scale of objections.

While I support the need to protect and repair the listed Repton Manor, I feel that the tree must be offered the same dignity and respect. In an age where we realise how important our natural world is it is in my opinion no longer acceptable for our default response to protecting buildings to be to remove a tree especially such a landmark tree that has already been deemed worthy of a preservation order.

I have lived on Repton Park for nearly 10 years and have witnessed the creation of a thriving community. Due to its very prominent location I consider this tree a significant landmark.

It has survived all the building work and its location even looks to have dictated the local road layout. Removal of this tree should be an absolute last resort and I would urge all alternative options to be ruled out and the local community consulted on these alternative proposals before any further consideration is given to the tree being removed.

Yours sincerely

Philip Hubbard

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