

Planning Committee

Minutes of a Meeting of the Planning Committee held in the Council Chamber, Civic Centre, Tannery Lane, Ashford on the **18th April 2018**.

Present:

Cllr. Burgess (Chairman);

Cllr Link (Vice-Chairman);

Cllrs. Mrs Bell, Bennett, Mrs Blanford, Bradford, Buchanan, Clarkson (ex officio), Clokie, Dehnel, Farrell, Galpin, Heyes, Hicks, Ovenden, Waters.

In accordance with Procedure Rule 1.2 (iii) Cllr. Mrs Bell attended as Substitute Member for Cllr. Krause.

Apologies:

Cllr. Krause.

Also Present:

Head of Development Management and Strategic Sites; Senior Planning Officer; Head of Planning and Development; Principal Solicitor (Strategic Development); Member Services and Ombudsman Complaints Officer.

413 Declarations of Interest

Councillor	Interest	Minute No.
Mrs Bell	Made a Voluntary Announcement that she was a Member of the Weald of Kent Protection Society and a Member of Kent County Council.	416 – 17/01511/AS 17/01807/AS
Bennett	Made a Voluntary Announcement that he was a Member of the Weald of Kent Protection Society.	
Mrs Blanford	Made a Voluntary Announcement that she was a Member of the Weald of Kent Protection Society and the Campaign to Protect Rural England.	
Burgess	Made a Voluntary Announcement that he was a Member of the Weald of Kent Protection Society	

Clarkson	Made a Voluntary Announcement that he was a Member of the Weald of Kent Protection Society. He also made a Voluntary Announcement that the Developer and the potential Occupier were known to him.	416 – 17/01807/AS
Clokie	Made a Voluntary Announcement that he was a Member of the Weald of Kent Protection Society.	
Farrell	Made a Voluntary Announcement that he was a Member of Kent County Council.	416 – 17/01511/AS 17/01807/AS
Galpin	Made a Voluntary Announcement that the Developer was known to him, but he had no personal interest in the application.	416 – 17/01807/AS

414 Minutes

Resolved:

That the Minutes of the Meeting of this Committee held on the 14th March 2018 be approved and confirmed as a correct record.

415 TPO/17/00027 - Confirmation of Tree Preservation Order No. 27, 2017 - Aldworth, Bromley Green Road, Ruckinge, Ashford, Kent TN26 2EG

The Head of Development Management and Strategic Sites drew Members' attention to the Update Report, and the amendments to the recommendation because of the adjoining property.

Resolved:

To confirm the Order notwithstanding the objection and with amendments to its title, to Citation 1, and to the title of its map, to read "Aldworth and Talavera" in each case.

416 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 indication of the Parish Council's/Town Council's views**
- (c) **The views of Statutory Consultees and Amenity Societies (abbreviation for consultee/society stated)**

Supports 'S', objects 'R', no objections/no comments 'X', still awaited '+', not applicable/none received '-'

decisions be made in respect of Planning Applications as follows: -

Application Number	17/01511/AS
Location	Godinton House, Godinton Road, Ashford, Kent
Grid Reference	00635/42688
Ward	Godinton (Ashford)
Application Description	The change of use from snooker hall and 2nd floors - Use D2) and part change of use of retail (ground floor use Class A1) to residential end use, to include the erection of a four storey side extension (south-east) and the creation of a recessed upper floor (4th) to comprise, in total, twenty eight apartments (1 no. 3-bed, 15 no. 2-bed and 12 no. 1-bed) along with ancillary works to include basement and surface car parking and landscaping. Part retention of retail use (A1) on ground floor
Applicant	R&W holdings Ltd c/o Agent
Agent	Kember Loudon Williams, Ridgers Barn, Bunny Lane, Eridge, Tunbridge Wells, TN3 9HA
Site Area	0.3 hectares

(a) 69/ 1R 1X	(b)	(c) ABC Refuse R, AAG X, EA X, EHM (EP) X, HM X,HCS X POL X, KCC (DCU) X, KCC flooding X, NE X, SW X , KHS X, PCT X, KCC (Ecology) X
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Amends

ABC Refuse X, KCC (DCU) X, KHS X, EA X, NE X, KCC (Flooding) X

The Senior Planning Officer drew Members' attention to the Update Report which included further colour elevations and images provided by the applicant, further consultation responses, additions to the Table 1 Section 106 planning obligation agreement and an amendment to para 53 of the Assessment section of the report.

Resolved:

- (A) Subject to the applicant first entering into a section 106 agreement/undertaking in respect of planning obligations as detailed in**

Table 1, in terms agreeable to the Head of Development Management and Strategic Sites , or the Development Control Managers in consultation with the Director of Law and Governance, with delegated authority to either the Head of Development Management and Strategic Sites, or the Development Control Managers to make or approve minor changes to the planning obligations and planning conditions (for the avoidance of doubt including adding additional planning conditions or deleting conditions) as they see fit.

Table 1

Planning Obligation			
	Detail	Amount(s)	Trigger Point(s)
1.	Libraries contribution Towards the additional bookstock required to meet the demands of the additional borrowers from this development at Ashford Library	£48.02 per dwelling	Upon occupation of 75% of the dwellings
2.	Outdoor Sports Pitches Contributions towards new/additional changing facilities for Courtside outdoor sports area at Stanhope	£1,589 per dwelling for capital costs £326 per dwelling for future maintenance	Upon occupation of 75% of the dwellings
3.	Strategic Parks Contributions towards park furniture, for new seats and benches (Victoria Park).	£146 per dwelling for capital costs. £47 per dwelling for future maintenance	Upon occupation of 75% of the dwellings

	Planning Obligation		
	Detail	Amount(s)	Trigger Point(s)
4.	<p>Informal/Natural Green Space</p> <p>Contributions towards improvements towards Watercress Fields riverside projects to improve access, interpretation and education</p>	<p>£434 per dwelling for capital costs</p> <p>£325 per dwelling for maintenance</p>	Upon occupation of 75% of the dwellings
5.	<p>Allotments</p> <p>Contributions towards improvement to allotment infrastructure at Repton and Westrees to include improved parking security and access</p>	<p>£258 per dwelling for capital costs</p> <p>£66 per dwelling for future maintenance</p>	Upon occupation of 75% of the dwellings
6.	<p>Children's and Young People's Play Space</p> <p>Contributions towards provision for toddler play equipment: swings with safer surface, and multi-play unit with safer surface (Victoria Park).</p>	<p>£649 per dwelling for capital costs</p> <p>£663 per dwelling for maintenance</p>	Upon occupation of 75% of the dwellings
7.	<p>Monitoring Fee</p> <p>Contribution towards the Council's costs of monitoring compliance with the agreement or undertaking</p>	£1000 per annum until development is completed	First payment upon commencement of development and on the anniversary thereof in subsequent years

(B) 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.

Approved plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans TBC

Reason: Specifying the application drawings and other details which form part of the permission is best practice under government guidance and in the interest of visual amenity.

Highways

3. The area shown on the drawing numbers 1101-P80 D and 1101-P81 and as vehicle parking spaces, garages and turning shall be provided 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

4. Prior to the commencement of the development a Code of Construction Practice shall be submitted to and approval in writing by the Local Planning Authority. The construction of the development shall then be carried out in accordance with the approved Code of Construction Practice and BS5228 Noise Vibration and Control on Construction and Open Sites and the Control of dust from construction sites (BRE DTi Feb 2003).unless previously agreed in writing by the Local Planning Authority.

The code shall include,

- An indicative programme for carrying out the works
- Measures to minimise the production of dust on the site(s)

- Measures to minimise the noise (including vibration) generated by the construction process to include the careful selection of plant and machinery and use of noise mitigation barrier(s)
- Maximum noise levels expected 1 metre from the affected façade of any residential unit adjacent to the site(s)
- Design and provision of site hoardings
- Management of traffic visiting the site(s) including temporary parking or holding areas
- Provision of off road parking for all site operatives
- Measures to prevent the transfer of mud and extraneous material onto the public highway
- Measures to manage the production of waste and to maximise the re-use of materials
- Measures to minimise the potential for pollution of groundwater and surface water
- The location and design of site office(s) and storage compounds
- The location of temporary vehicle access points to the site(s) during the construction works
- The arrangements for public consultation and liaison during the construction works

Reason: To protect the amenity of local residents

5. The bicycle storage facilities shown on the approved drawing 1101-P80D shall be provided prior to occupation of the development and shall thereafter be retained.

Reason: To ensure the provision and retention of adequate off-street parking facilities for bicycles in the interests of highway safety.

6. The access details shown on the approved plans shall be completed prior to the use of the site commencing and shall thereafter be retained in accordance with the approved plans

Reason: In the interests of highway safety.

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7. 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 interest of visual amenity

8. Imperforate balustrades shall be installed on the balconies that will be exposed to noise levels exceeding 55dB and Class A acoustic insulation will also be applied to those same balcony undersides and soffits to provide a reduction in noise levels at these locations prior to the occupation of the flats and shall thereafter be retained.

Reason: to mitigate excess noise for future occupiers

Contamination

9. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:
- i) A preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors; and
 - potentially unacceptable risks arising from contamination at the site.
 - ii). A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - iii). The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - iv). A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution in line with paragraph 109 of the National Planning Policy Framework. The submitted Desktop Study & Environmental Ground Appraisal Report (ref. GE16282rev3-GAR-MAY-17, version 1.0), dated 29/09/2017, prepared by Geo-Environmental is considered sufficient to discharge part 1 of the above condition. We concur with the recommendations of the report that further ground investigation works are necessary to fully delineate the contamination on site

10. Prior to any part of the permitted development being occupied a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 109 of the National Planning Policy Framework.

11. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

12. No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution caused by mobilised contaminants in line with paragraph 109 of the National Planning Policy Framework

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13. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To protect controlled waters, including groundwater and to comply with the National Planning Policy Framework. Piling or any other foundation designs using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater. With respect to any proposals for piling through made ground, we would refer you to the EA guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected By Contamination: Guidance on Pollution Prevention". NGWCL Centre Project NC/99/73. We suggest that approval of piling methodology is further discussed with the EA when the guidance has been utilized to design appropriate piling regimes at the site.

14. Prior to occupation of the first dwelling a foul drainage strategy detailing the proposed means of foul disposal and an implementation timetable shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall be carried out in accordance with the approved scheme and timetable.

Reason: in the interests of proper foul drainage disposal.

15. Development shall not begin until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall 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. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use and construction can be adequately managed to ensure there is no pollution risk to receiving waters.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.

16. No building hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning

authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

a) a timetable for its implementation, and

b) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker,

or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

Reason: To ensure that any measures to mitigate flood risk and protect water quality on/off the site are fully implemented and maintained (both during and after construction), as per the requirements of paragraph 103 of the NPPF and its associated Non-Statutory Technical Standards.

17. The development during its construction only 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 site (e.g. as a result of departure from the plans hereby approved and/or the terms of this permission).

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

Water efficiency

18. Each apartment shall be constructed and fitted out so that the potential consumption of wholesome water by persons occupying the apartments will not exceed 110 litres per person per day as measured in accordance with a methodology approved by the Secretary of State. No apartment shall be occupied unless the notice for that apartment of the potential consumption of wholesome water per person per day required by the Building Regulations 2010 (as amended) has been given to the Local Planning Authority.

Reason: In order to set a higher limit on the consumption of water by occupiers as allowed by regulation 36 of the Building Regulations 2010 and increase the sustainability of the development and minimise the use of natural resources pursuant to Core Strategy policies CS1 and CS9 and guidance in the NPPF and in order to continue with the same level of water efficiency as would have been achieved under the Code for Sustainable

Fibre broadband To The Premises

19. Prior to the first occupation of the premises, details including plans, shall have been submitted to and approved by the Local Planning Authority in writing for the installation of a High Speed wholly Fibre broadband to The Premises (FTTP) connection to the development hereby approved. Thereafter, the infrastructure shall be laid out in accordance with the approved details at the same time as other services during the construction process and be available for use on the first occupation of the building unless otherwise agreed in writing by the Local Planning Authority (where supported by evidence detailing reasonable endeavours to secure the provision of FTTP and alternative provisions that been made in the absence of FTTP).

Reason: To ensure that the new development in Ashford is provided with high quality broadband services enhancing Ashford as an attractive location in accordance with Policy EMP6 of the Ashford Local Plan 2030 Use

Use

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any other Order or any subsequent Order revoking or re-enacting that Order, the apartments hereby approved shall only be occupied as single dwelling houses as described by Use Class C3 of the Town and Country Planning (Use Classes) Order 2015 or any subsequent Order revoking or re-enacting that Order.

Reason: To ensure that car parking provided within the development remains adequate to meet the needs of the occupiers of the development and to protect the amenities of future occupiers of the development.

Landscaping

21. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant].

Reason: In order to protect and enhance the amenity of the area.

22. The details of soft landscape works required in condition [21] above shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and an implementation programme.

Reason: To ensure that adequate details of the proposals are submitted in the interests of the protection and enhancement of the area.

23. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority; and any trees or plants whether new or retained which within a period of 5 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 similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the amenity of the area.

24. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved unless previously agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure the new landscaped areas are properly maintained in the interest of the amenity of the area.

Remaining detail

25. Details of the following shall be submitted to and approved by the Local Planning Authority in writing before development is commenced and the development shall be carried out in accordance with the approved details:

(a) Balcony structures – to include detail of connections between glass panels to balustrade and means of fixation to wall

(b) Joinery detail (including panel detail) to all external windows and

(c) Degree of setback of all windows and doors

(d) Details of doors, rainwater goods, eaves, fascia and entrance canopies (including materials and finish), details of any supporting posts and related brick plinths and roofing materials.

(e) Refuse areas to the commercial units.

Reason: In the interests of the visual amenity of the area

Ecology

26. Prior to the completion of the development hereby approved, details of how the development will enhance biodiversity will be submitted to and approved in writing by the Local Planning Authority. These shall include the installation of bat and bird nesting boxes along with provision of generous native planting where possible. The approved details will be implemented and thereafter retained.

Reason: To enhance biodiversity

Notes to Applicant

1. Working with the Applicant

In accordance with paragraphs 186 and 187 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 applicant/agent was updated of any issues after the initial site visit,
- was provided with pre-application advice,
- the applicant/ agent responded to our initial contact, agreed to a design review and was provided the opportunity to submit amendments to the scheme/ address issues.

- The application was dealt with/approved without delay.
 - The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.
2. This development is also the subject of an Obligation under Section 106 of the Town and Country Planning Act 1990 which affects the way in which the property may be used.
 3. “A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk”.
 4. The following points should be considered wherever soakaways are proposed at a site:
 - Appropriate pollution control methods (such as trapped gullies/interceptors or swale & infiltration basin systems) should be used for drainage from access roads, made ground, hard-standings and car parking areas to reduce the risk of hydrocarbons from entering groundwater.
 - Only clean uncontaminated water should drain to the proposed infiltration system. Roof drainage shall drain directly to the surface water system (entering after the pollution prevention measures).
 - No infiltration system should be sited in or allowed to discharge into made ground, land impacted by contamination or land previously identified as being contaminated.
 - There must be no direct discharge to groundwater, a controlled water. An unsaturated zone must be maintained throughout the year between the base of infiltration system and the water table.
 - A series of shallow infiltration systems are preferable to deep bored systems, as deep bored systems can act as conduits for rapid transport of contaminants to groundwater.
 - Please note that the use of soakaways in the Hythe Beds are not recommended as they can promote instability of the geology via washout of the sandier horizons, leading to the opening and enlargement of fissures within the Hythe Beds, and subsequent collapse.
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Application Number	17/01807/AS
Location	Car Park opposite health and fitness club, Pluckley Road, Charing, Kent
Grid Reference	694635/48473
Parish Council	Charing
Ward	Charing
Application Description	Erection of a single storey building to accommodate an office and beauty salon with associated parking, services, infrastructure, ground works and landscaping
Applicant	Mr Quinn
Agent	Quinn Estates
Site Area	0.107 ha

(a)	11/10R 1S AMND 1R19S	(b)	Charing R AMND R	(c)	BTOH X; KCCE X, RAM X, PROW - AMND BTOH X
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The Head of Development Management and Strategic Sites drew Members' attention to the Update Report. A letter had been received from the applicant, together with a brochure for the proposed development and a letter from a proposed occupier.

In accordance with Procedure Rule 9.3, Mr Quinn, the applicant, spoke in support of the application. He said the application was for a problem brownfield site, with no viable prospect of being farmed again. The application would provide the business hub this area needed. Although the Parish Council did not feel they could support the application, views of local residents were strongly supportive of efforts to create offices in the area. It had been the Parish Council's idea to change the application from a farm shop to an office, and also to bring the Wow Factory back to Charing. 19 letters of support had been sent, against 1 letter of objection, so this was a popular scheme. Delivery was sensitively designed, with low landscape impact. 13 long-term jobs would be created which would provide a boost to the rural part of the Borough and create inward investment. This proposal involved previously-used land and thus safeguarded agricultural land, and this sensitive approach would deliver a development which would blend into the landscape and marry a traditional farmstead with cutting edge design. There was an established and dense tree and hedge belt that would shield the building from the wider landscape, thus demonstrating the low visual impact of the scheme. The site could either remain a redundant car park or could become a vibrant business centre that would support Charing and the rural economy. The

applicant had an established track record in the Borough for quality development. This was a small, but important, project.

Resolved:

(A) That for the following reasons the application be Permitted.

- 1. There would be little impact on residential amenity.**
- 2. There would be no impact on highway safety.**
- 3. Ecology would not be put at risk.**
- 4. There would be no major impact on visual amenity due to the scale and height of the building.**
- 5. There is a shortage of employment floorspace in the locality and demand for this is rising due to population growth.**

(B) Subject to the following conditions and note:

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 without the prior written permission of the Local Planning Authority.

Reason: In the interests of visual amenity.

3. The areas shown on the drawing number 23413A/10B as vehicle parking space and turning shall be provided, surfaced and drained in accordance with details submitted to and approved in writing by the Local Planning Authority 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 these areas.

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

4. A landscaping scheme for the site (which may include entirely new planting, retention of existing planting or a combination of both) shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Thereafter, the approved landscaping/tree planting scheme 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 unless the Local Planning Authority give prior written consent to any variation.

Reason: In order to protect and enhance the amenity of the area.

5. 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 removed without the Local Planning Authority's prior written consent or 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 and in such positions as may be agreed in writing with the Local Planning Authority.

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

6. The premises shall be used as a beauty salon and office and not for any other purpose whether or not in the same use class of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or any subsequent Order revoking or re-enacting that Order, or whether the alternative use is permitted by virtue of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking or re-enacting that Order.

Reason: In order to preserve the amenity of the locality

7. 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 pursuant to Core Strategy Policy CS20

8. None of the dwellings shall be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To avoid pollution of the surrounding area.

9. Prior to the first occupation of the building hereby approved, biodiversity enhancements as recommended within the approved aspect ecology Desktop Ecological Appraisal dated 27 November 2017 shall be provided in accordance

with details which shall have been first approved in writing by the Local Planning Authority and shall thereafter maintained.

Reason: To increase the biodiversity of the site.

10. No external lighting shall be installed on the site without the prior written consent of the Local Planning Authority.

Reason: In the interests of amenity of adjoining residents.

11. Prior to the occupation of the building hereby approved, 4 permanent secure, covered cycle parking facilities shall be provided and thereafter retained and maintained unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure the provision and retention of adequate cycle parking.

12. No development shall take place on site until a Transport Construction Management Plan have 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) parking for vehicles of site personnel, operatives and visitors;
- b) wheel washing facilities

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

13. Prior to works commencing on site, details of parking for site personnel as well as details of loading and turning areas for construction traffic shall be submitted to and approved in writing by the Local Planning Authority. The approved parking, loading and turning areas shall be provided prior to the commencement of development and retained throughout the development period.

Reason: To ensure provision of adequate parking, loading and turning facilities for vehicles in the interests of highway safety and to protect the amenities of local residents.

14. Visibility splays of 2.4m by 90m within which there shall be no obstruction in excess of 600mm in height above the carriageway edge shall be provided at the access before the development commences and the splays shall be so maintained at all times thereafter.

Reason: In the interests of highway safety

15. No gates shall be erected across the access within 5 metres from the edge of the carriageway used by vehicular traffic.

Reason: In the interests of highway safety

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16. A bound surface for the first 5 metres of the access from the edge of the carriageway shall be laid prior to occupation of any part of the site for its intended use, and shall be maintained thereafter to the satisfaction of the Local Planning Authority

Reason: In the interests of highway safety

17. 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, unless otherwise agreed by the Local Planning Authority.

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.

18. 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 186 and 187 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 applicant was informed/ advised how the proposal did not accord with the development plan, that no material considerations are apparent to outweigh these matters and provided the opportunity to amend the application or provide further justification in support of it.