

Ashford Borough Council: Planning Committee

Minutes of a Meeting of the Planning Committee held in the Council Chamber, Civic Centre, Tannery Lane, Ashford on **19th April 2023**.

Present:

Cllr. Burgess (Chairman);

Cllr Blanford (Vice-Chairman);

Cllrs Campkin, Forest, Harman, Howard, Iliffe, Meaden, Mulholland, Ovenden, Shorter, Spain, Sparks and C Suddards.

In accordance with Procedure Rule 1.2(c) Cllr C Suddards attended as Substitute Member for Cllr Chilton.

Apologies:

Cllr Chilton

Also Present:

Cllr Turner

In Attendance:

Assistant Director, Planning & Development; Planning Applications & Building Control Manager; Team Leader – Planning Applications; Graduate Planner; Principal Solicitor (Strategic Development); Member Services Officer.

383 Declarations of Interest

Councillor	Interest	Minute No.
Iliffe	Made a Voluntary Announcement that he was a member of Kennington Community Council who had objected to the application, but he had not partaken in any discussions about it, nor attended any meetings where it had been discussed.	PA/2022/2223
Mulholland	Made a Voluntary Announcement that he was the Ward Member for Weald North, and was familiar with the application, but had not personally brought it to the Committee and it was there because of the relationship mentioned in paragraph 1 of the report.	PA/2023/0320

384 Public Participation

The Member Services Officer advised that 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 who was not from the Planning Department. On this occasion there was one registered speaker, who was present to deliver their speech in person.

385 Officers' Deferral/Withdrawal of Reports

The Team Leader – Planning Applications confirmed that the application Item 6(a) 21/00100/AS - Pinnock Yard, The Pinnock, Pluckley had been deferred for the purpose of re-consultation.

386 Minutes

Resolved:

That the Minutes of the Meeting of this Committee held on 15 February 2023 be confirmed as a correct record.

387 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	PA/2022/2223
Location	40, Park Road, Kennington, Ashford, Kent TN24 9DL
Grid Reference	601737, 144580
Parish Council	Kennington
Ward	Bybrook
Application Description	Demolition of existing bungalow and garages and construction of 2 no. detached houses with associated parking.
Applicant	Mr J Reardon
Agent	Mr Keith Plumb, 53 Woodstock Road, Sittingbourne, Kent ME10 4HJ
Site Area	0.12 hectares

The Team Leader – Planning Applications gave a presentation, explaining the site location, the current layout of the existing buildings which would be demolished, the proposed dwellings' design, materials and floor plans, parking provision which included vehicle tracking diagrams and provision of EVC points, bicycle sheds to the rear, and measures to enhance and encourage biodiversity. The streetscape was varied, and, close by, two detached dwellings occupied a combined plot of less width than that of the proposed application. Measures to ensure privacy and to mitigate loss of amenity to the neighbouring properties included roof lines which sloped down towards the adjacent lateral boundaries and obscure glazing to overlooking windows. Sustainable and energy-efficiency features were included in the proposal. The properties would be within the Stour catchment area and would be connected to mains drainage.

In accordance with Procedure Rule 9.3, Mr C Booton, a local resident, had registered to speak in objection to the application and delivered his speech in person.

The Ward Member was present and spoke in objection to the application.

Resolved:

REFUSED**on the following grounds:**

1. The proposed erection of two dwellings in this location would result in a cramped overdevelopment of the site, out of character with the established pattern and nature of development within the area. The proposal would therefore be contrary to policies, HOU3a, SP1 & SP6 of the Ashford Local Plan 2030 and the National Planning Policy Framework.
2. The proposed development by reason of its location, height, scale, bulk, and massing close to site boundaries would unduly impact the sunlight/daylight to neighbouring properties resulting in a detrimental impact on residential amenity. The proposal would therefore be contrary to policies SP1 and HOU3a of the Ashford Local Plan 2030 and the National Planning Policy Framework.

Application Number	PA/2023/0320	
Location	2 Fairview Villas, Bethersden Road, Smarden, TN27 8QT	
Parish Council	Smarden	
Ward	Weald North	
Application Description	Demolition of existing conservatory. Construction of single storey side extension with new external door and windows.	
Applicant	Mr D Doling	
Agent	Mr Simon Hoyle, Coronation Villa, Bethersden Road, SMARDEN, TN27 8QT	
(a) 4/-	(b) X	(c) -

The Graduate Planner gave a presentation, showing the existing conservatory which was to be redeveloped as an extension in brick and concrete roof tiles to match the main dwelling. The proposed dimensions were similar to that of the conservatory. There had been no comments received during consultation.

Resolved:

PERMIT

Subject to the following Conditions and Notes:

(with delegated authority to the Strategic Development and Delivery Manager or Planning Applications & 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).

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 hereby permitted shall be carried out in accordance with the following approved plans and documents:

Title	Description	Date
3D Elevations	2700 P1	17 February 2023
Proposed Ground Floor Plan	1100 P1	17 February 2023
Proposed Elevations	2100 P	17 February 2023
Existing Ground Plan	1900 P1	17 February 2023
Location Plan	1000 P1	17 February 2023
Site Block Plan	1001 P1	17 February 2023
Existing Elevations	2900 P1	17 February 2023

Reason: For the avoidance of doubt and in the interests of proper planning.

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 the visual amenity of the locality

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.

5. Upon completion of the development 1 water butt that is connected to/served by a rainwater downpipe shall be installed and thereafter retained.

Reason: In the interests of mitigating climate change

Note to Applicant

Working with the Applicant

1. The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

388 Retirement of the Chairman

The Chairman of the Committee had decided not to stand for re-election in May 2023, so this was his final Planning Committee meeting. The Vice-Chair thanked him on behalf of Members for his service to the Council, as Chair of the Committee over the past 8 years, and his time as Vice-Chair before that. She praised his kindness, courtesy, diligent attention, planning knowledge and efforts in ensuring the smooth running of business, including his ability to engage Officers in decision-making. She wished him all the best for the future. A small presentation of a gift was made.

On behalf of Planning and Legal Officers both past and present, the Assistant Director – Planning & Development paid tribute to the Chair for his patience and genuine interest in the role of Planning and its importance to the lives of Ashford Borough residents. All recognised and appreciated his calm approach and his support both inside and outside of the Chamber, as well as how much he will be missed.

The Chair thanked everyone for their words of appreciation. He had enjoyed his service, and felt that useful lessons had been learned during the pandemic's virtual meetings, some of which had been carried over to meetings since. He wished his colleagues present well for the future.