

|                                |   |                         |
|--------------------------------|---|-------------------------|
| <b>Application Number</b>      | 18/00673/AS   |                         |
| <b>Location</b>                | Woodacre, Ingleden Park Road, Tenterden, Kent<br>TN30 6NS   |                         |
| <b>Grid Reference</b>          | 89247 34490   |                         |
| <b>Parish Council</b>          | Tenterden   |                         |
| <b>Ward</b>                    | Tenterden North   |                         |
| <b>Application Description</b> | Demolition of existing garage and construction of a new 3 bed dwelling  |                         |
| <b>Applicant</b>               | Mr and Mrs Carter   |                         |
| <b>Agent</b>                   | Mr Aron Turney, Scandia-Hus Ltd, Oakleigh House,<br>Scandia-Hus Business Park, Felcourt Road, Felcourt,<br>East Grinstead, RH19 2LP |                         |
| <b>Site Area</b>               | 0.11 hectares   |                         |
| (a) 13/5R                      | (b) TTC R   | (c) TDRA R<br>KCC Bio X |

## Introduction

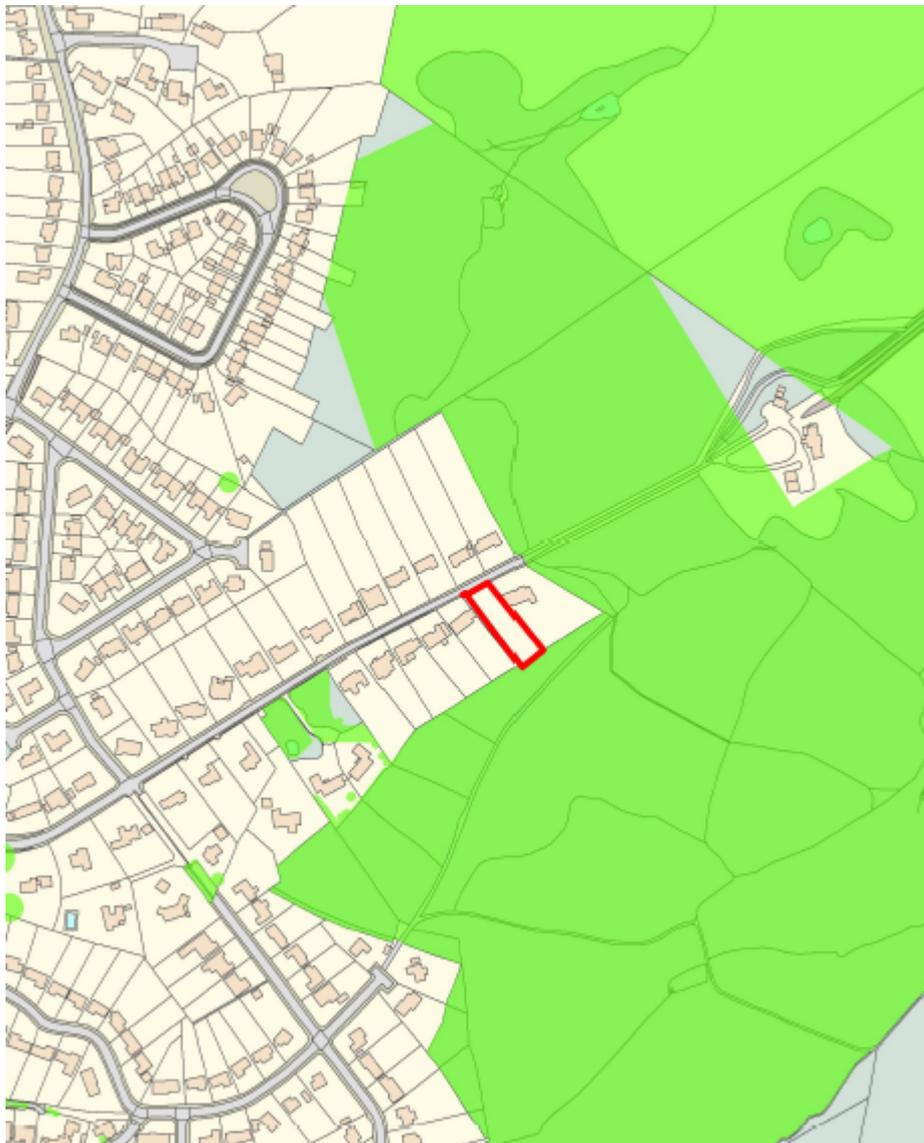
1. This application is reported to the Planning Committee because it has been called in by the Ward Member Councillor Clokie.

## Site and Surroundings

2. The site falls within the built-up confines of Tenterden. It comprises part of the garden of Woodacre, a bungalow set on a wide plot with a large garden, at the eastern end of Ingleden Park Road. This road is a long cul-de-sac with dwellings to either side which terminates at the entrance to High Point, a property on a large wooded estate. The dwellings in the street are generally set on large plots and include both houses and bungalows, typically circa 1970, but now exhibiting a range of architectural styles through personalisation and extension. Woodacre, itself, has been extended on its east elevation with High Point (opposite side of dwelling to the application site). Its large garden is heavily planted with a number of mature trees.
3. The application site forms just under half the garden of Woodacre and has frontage onto Ingleden Park Road. To the east of the site is Woodacre itself and to the west is a bungalow know as Silver Hill Holt, which is set at a

slightly higher level to the application site. There is a heavily planted boundary with this property comprising mostly rhododendron/ornamental species. To the north of the site, on the other side of Ingleden Park Road, is a large two storey dwelling, known as Mewstone. This has been clad in recent years with a grey coloured boarding. The site adjoins Knock Wood Local Wildlife Site (AS04) and Ancient Woodland on its southern boundary.

4. A site location plan is shown in Figure 1 below:



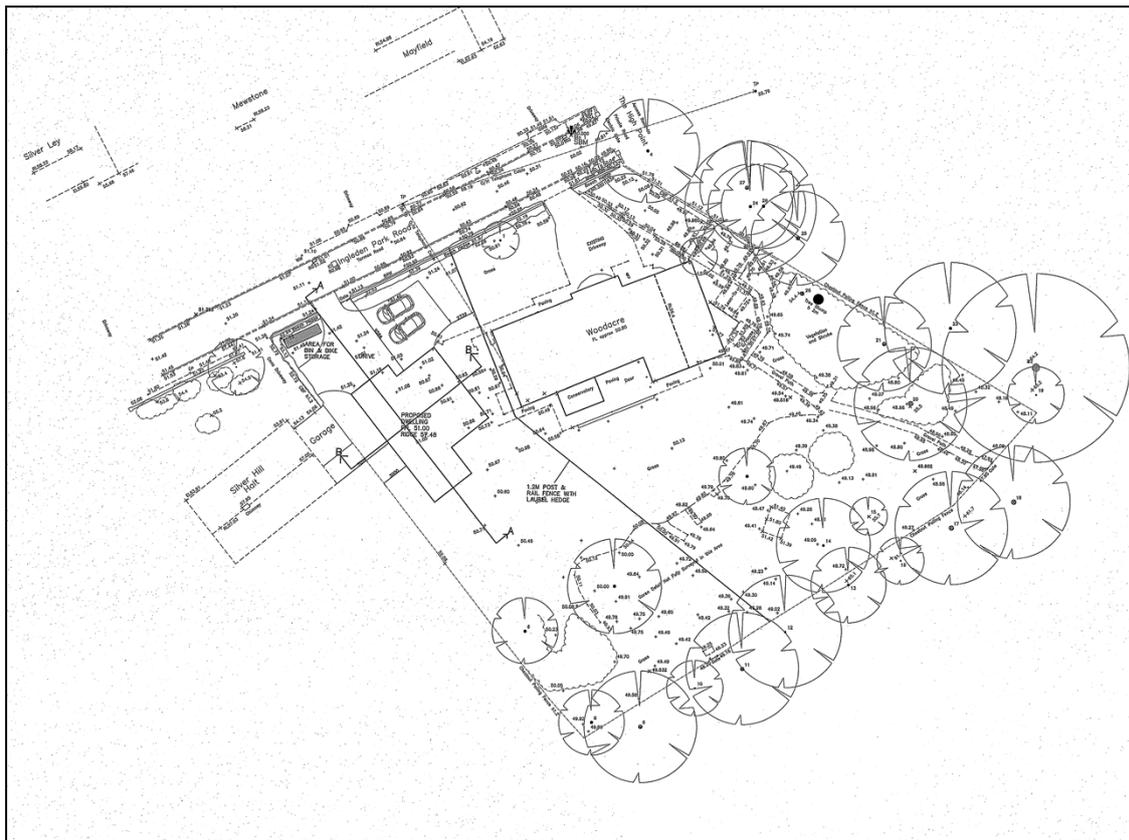
**Figure 1:** Site location plan

## Proposal

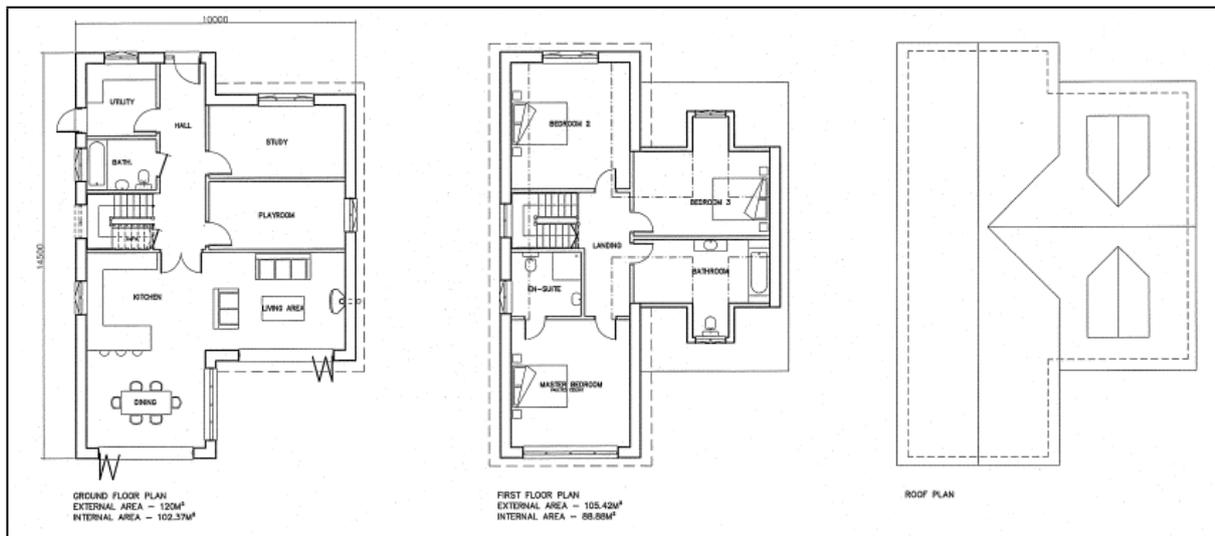
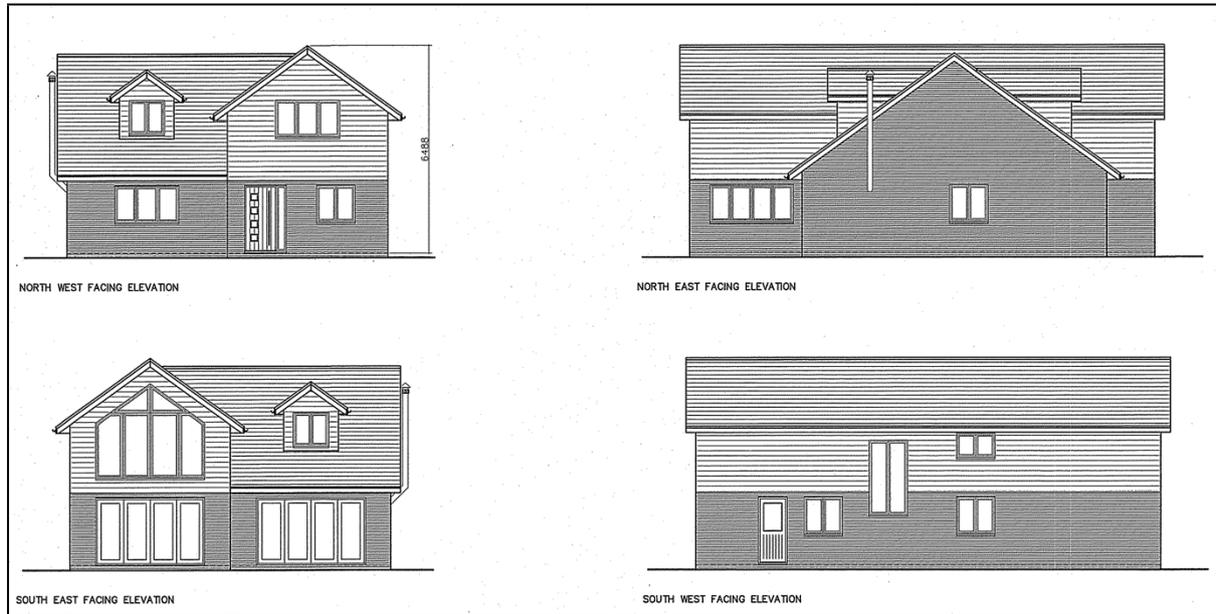
This planning application is for the erection of a three bed dwelling on the site. The ground floor accommodation would comprise open plan living, dining and kitchen with playroom, study, utility and bathroom. The first floor accommodation, which is partly in the roof space, would comprise three bedrooms, one with an en-suite, and a bathroom.

The property has a traditional building form with brick to ground floor and weatherboarding above. The fenestration, which would be powder coated Aluminium casement windows, would be maximised on the rear elevation to take advantage of the site's orientation.

A proposed site plan is set out in Figure 2 below with plans and elevations of the proposed development set out in Figure 3.



**Figure 2:** Proposed site plan



**Figure 3:** Plans and elevations

The following plan supporting information has been provided:

## Design, Access, Sustainability and Planning Statement, Scandiahus

This statement sets out the evolution of the scheme from the withdrawal of a recent planning application (Ref: 17/01738/AS) to the development of a new proposal with a reduced width and elevation changes which allow the development to sit more comfortably within its plot. It concludes that the proposed scheme will enhance and improve the area and is architecturally similar to the neighbouring properties in both design and finishes, whilst incorporating 21<sup>st</sup> Century construction methods.

## **Planning History**

15/00451/AS Erection of a detached dwelling - Withdrawn

17/01738/AS Erection of a detached dwelling - Withdrawn

These applications were withdrawn on the advice of officers as they both failed to respond to the urban grain of the area.

## **Consultations**

**Ward Member:** The Ward Member, Cllr Clokie, has asked for this application to be reported to development Control Committee.

**Tenterden Town Council** objects on the grounds of intensification and insufficient space between buildings

**Tenterden and District Residents' Association** objects on the grounds of over-development of the site leading to a detrimental effect to the character of the surrounding landscape and locality. The loss of open space between the existing building and neighbouring property will have a negative visual impact to the streetscape.

**KCC Biodiversity** No objections. The site is adjacent to Knock Wood 'Local Wildlife Site (AS04) and Ancient Woodland on the southern boundary. The site appears to be more garden habitat as opposed to a continuation of the ancient woodland habitat and looks to be mostly cherry laurel which would have very little ecological potential. As the proposed dwelling is set just over 30m from the ancient woodland, there will not be any detrimental impacts as long as no external lighting is proposed that would illuminate the ancient woodland/local wildlife site. (This could be conditioned).

**Neighbours** A total of 13 neighbours were consulted by letter and a site notice was erected at the site. Five letters of objection have been received raising the following issues:

This is the fourth application within recent years. The site has already been developed within the last 4 years, including a large side addition;

HDM&SS Comment: This in itself is not a reason for refusing a planning application.

The new dwelling would replace a garage which was put there to establish the principle of development;

HDM&SS Comment: The presence of the small, garage does not establish the principle of building a new dwelling on this site.

Contrary to what has been indicated in the application, the site does not have an access, only a crude hole in the hedge with no dropped kerb.

The proposed development would erode the spacious and clear gaps between dwellings which characterises the street, contrary to Policy TRS1. Given its height and bulk, a building with only a 3m gap with its neighbour will not sit well in the street scene.

The charming character of this end of the road, a large part created by the application site, will be irreversibly altered for the worse. It is not a 'double plot' as described in the application.

The building to the front of the proposed dwelling will overlook the property on the other side of the street, known as Dashwood.

The proposal would result in substantial clearance of greenery and trees.

The road is too narrow for more development.

The development would exacerbate parking problems in the street. Delivery vehicles already find it hard to access the street as a result of parked cars. People often mistake the road for a through route.

Whilst the need for new housing is recognised this proposal would not benefit the community in which it is situated.

The proposed house is not small as said in the supporting information and could easily be remodelled to create a four –bed dwelling.

Water pressure in the street is low and would be exacerbated by a new three bed property.

The drain outside Woodacre is blocked and the rainwater overspill causes erosion to adjacent drives.

## **Planning Policy**

5. The Development Plan comprises the saved policies in the adopted Ashford Borough Local Plan 2000, the adopted LDF Core Strategy 2008, the adopted Ashford Town Centre Action Area Plan 2010, the Tenterden & Rural Sites DPD 2010, the Urban Sites and Infrastructure DPD 2012, the Chilmington Green AAP 2013, the Wye Neighbourhood Plan 2015-30 and the Pluckley Neighbourhood Plan 2016-30. The new Ashford Local Plan to 2030 is now undergoing examination and as such its policies should now be afforded weight in accordance with paragraph 216 of the NPPF.
6. The relevant policies from the Development Plan relating to this application are as follows:-

### **Ashford Borough Local Plan 2000**

GP10 Conserving and enhancing Tenterden's special character

EN12 Private Areas of Open Space

EN30 Nature Conservation Sites

EN31 Important Habitats

EN32 Important trees and woodland

TP6 Cycle Parking

### **Local Development Framework Core Strategy 2008**

CS1 Guiding Principles

CS2 The Borough Wide Strategy

CS6 The Rural Settlement Hierarchy

CS9 Design Quality

CS11 Biodiversity and Geological Conservation

CS13 Range of Dwelling Types and Sizes

CS20 Sustainable Drainage

**Tenterden and Rural Sites DPD 2010**

TRS1 Minor residential development or infilling

TRS17 Landscape Character and Design

**Ashford Local Plan to 2030**

SP1 Strategic Objectives

SP2 The Strategic Approach to Housing Delivery

SP6 Promoting High Quality Design

HOU3a Residential Windfall Development

HOU10 Development of residential gardens

HOU12 Residential Space Standards- Internal

HOU14 Accessibility standards

HOU15 Private external open space

TRA3a Parking Standards for Residential Development

TRA5 Planning for pedestrians

TRA6 Provision for cycling

ENV1 Biodiversity

ENV3a Landscape Character and Design

ENV4 Light pollution and promoting dark skies

ENV7 Water Efficiency

ENV8 Water Quality, Supply and Treatment

ENV9 Sustainable Drainage

7. The following are also material to the determination of this application:-

### **Supplementary Planning Guidance/Documents**

Sustainable Drainage 2010

Residential Parking and Design 2010

Residential Space and Layout (External space standards only) 2011

Dark Skies

### **Informal Design Guidance**

Informal Design Guidance Note 1 (2014): Residential layouts & wheeled bins

Informal Design Guidance Note 2 (2014): Screening containers at home

### **Government Advice**

National Planning Policy Framework (NPPF) 2012

8. Members should note that the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise. A significant material consideration is the National Planning Policy Framework (NPPF). The NPPF says that less weight should be given to the policies above if they are in conflict with the NPPF. The following sections of the NPPF are relevant to this application:-
9. Paragraph 216 states in relation to the stages of preparing a Local Plan that:

“From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

  - the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
  - the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
  - the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).”
  - Paragraph 14 sets out the mechanism for determining applications in accordance with the presumption in favour of sustainable development.

- Paragraph 17 sets out the core planning principles including every effort should be made objectively to identify and then meet the housing needs of the area; and always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; encourage the effective use of land by reusing land that has been previously developed (brownfield), provided that it is not of high environmental value; contribute to conserving and enhancing the natural environment, conserve heritage assets.
- Section 6 sets out about delivering a wide choice of high quality homes, including plan for the needs of different groups in the community including older people.
- Section 7 sets out requiring good design.
- Section 11 sets out conserving and enhancing the natural environment.

National Planning Policy Guidance (NPPG)

## Assessment

- **Principle**

10. Policy TRS1 of the Tenterden and Rural Sites DPD states that “minor development or infilling will be acceptable within the built-up confines of Tenterden providing the following requirements are met:

- a) the development can easily be integrated into the existing settlement without the need to substantially improve the infrastructure or other facilities.

This can be achieved and the proposal therefore meets this criteria.

- b) the proposal is of a layout, scale, design and appearance that is appropriate to the character and density of its surroundings;

See section below on Visual Amenity

- c) it does not result in the displacement of other active uses such as employment, leisure or community uses in the area; and

It does not and is therefore acceptable in this respect.

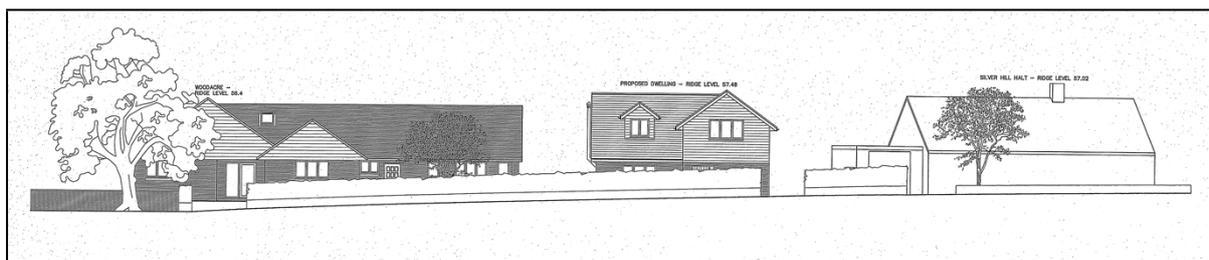
- d) The proposal would not result in the loss of public or private open spaces or gaps that are important characteristics of the settlement.

See section below on Visual Amenity.

11. Also material to the consideration of this application is emerging policy HOU3a of the Ashford Local Plan. This policy is broadly consistent with policy TRS1. It is permissive of windfall development in a number of settlements, including Tenterden, providing it meets a number of criteria. In addition to the criteria set out in Policy TRS1, it requires that development would not result in significant harm to or loss of, public or private land that contributes positively to the local character of the area (including residential gardens). See Visual Amenity section.
  12. In later sections of this report I have concluded that the proposed development would not be harmful to the visual amenity of the area and on this basis I have concluded that it is acceptable in principle.
- **Visual Amenity**
13. Policy CS9 of the Local Development Framework Core Strategy seeks to achieve a high quality of design and layout in new development. This is carried over into policy SP6 of the emerging Ashford Local Plan.
  14. Policy EN12 of the Local Plan states that private areas of open space should remain free from built development where they are undeveloped areas of land which provide visually important breaks between existing and proposed development; and where they are areas which make an important contribution to the setting of a town.
  15. The property known as Woodacre occupies a large plot at the end of Ingleden Park Road. Significantly, the plot is about twice as wide as other plots in the street and Woodacre is situated on the eastern side of the plot. This allows the plot to be subdivided in such a way so as to provide a generous plot for the proposed dwelling, significantly with a similar width of road frontage to other dwellings in the street.
  16. The street is characterised by its green, leafy feel. Whilst the gaps between properties are not excessive (typically 3m), when combined with the generous set back of dwellings from the street and the mature trees providing a backdrop, this is a street where landscape has an important defining quality.
  17. The proposed dwelling would leave a gap of 3m with the adjoining dwelling. It would have a similar setback from the street to the properties on either side. The upper floor accommodation is partly within the roof space which helps to keep the ridge height low. Indeed, in street views, because of the sloping nature of the street, it would have a similar ridge height to the bungalows on either side. As a consequence, I consider that the site could accommodate

the proposed dwelling without it impacting adversely on the character of the street scene. I do not consider it to be an over-intensive development of the site. The proposal meets adopted standards in respect of room sizes; garden sizes and parking (see later sections of this report) without impacting adversely on the street.

18. Whilst the proposal would clearly reduce the garden area of Woodacre, it would remain a large garden. The new development would be achieved without resorting to a backland development (which is more usually the case with garden developments). Such developments have drawbacks as they fail to respond to the urban grain. This proposal however would allow a new dwelling to be 'fitted' into the street in a way that respects the existing grain of development. Figure 4 below shows a street elevation.



**Figure 4:** Street elevation

19. Given the different architectural styles in the immediate vicinity of the site, I am satisfied that the proposed development would 'fit in' in terms of its design. Whilst it is different to the properties on either side, it replicates design features (eg. the gable) and materials (the weatherboarding) found in the immediate vicinity, including the dwellings immediately opposite, which would help it to fit into the street scene. The intention is to utilise high quality materials; the casement windows would be a powder grey colour Aluminium. A condition could be attached to any permission to control materials.
20. A single unprotected Willow tree would need to be removed to facilitate the development. Most site trees are confined to the rear part of the site and would be unaffected by this proposal. Furthermore, given the set back of the proposed dwelling from the road frontage, and the size of the proposed rear garden, I am satisfied that there is adequate space within the application site to provide a robust landscaping scheme which will compensate for the loss of the Willow and any garden shrubs and ensure that the leafy character of the street is preserved. This can be secured by condition.

21. In view of the above I am satisfied that the proposed development would not impact adversely on the character and density of the street; that it provides a high level of visual amenity in accordance with the development plan and emerging policies.

### **Residential Amenity**

22. Paragraph 17 of the NPPF identifies a set of core land use planning principles that should underpin decision making. One of these principles is that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
23. The proposed dwelling would extend back a further 5m from the rear building line of the bungalow to the west (Silver Hill Halt). It would however be set back 3m from this boundary; (and Silver Hill Halt itself is set back 2m from the boundary). I therefore do not consider that the proposed development would be significantly overbearing. Furthermore, the drop in land level across the party wall would help reduce its impact further.
24. The proposed dwelling has two first floor windows in its western elevation with Silver Hill Halt; one serving a bathroom and the other the stairwell. A condition would need to be attached to any permission requiring that these windows are fixed and obscure glazed to avoid overlooking.
25. One objector has raised concerns about the impact the proposed development would have on his property in terms of overlooking. This objector however, lives on the other side of the street and so, given the distance maintained between the properties, I do not consider this to be an issue.
26. The accommodation proposed would meet Nationally Described Space Standards for a three bed house. It would provide a rear garden well in excess of the Council's adopted standards for garden space.
27. In view of the above, I do not consider the proposed development would be harmful to the amenity of existing residents and it provides an acceptable level of amenity of future occupiers.

### **Highways and Parking**

28. A total of two on site, side by-side, parking spaces are proposed in accordance with the Council's adopted standard for Residential Parking.
29. A number of objectors have raised concerns relating to the difficulty of parking in the street and how a new dwelling on this site would exacerbate the problem. Any problems of this kind are existing problems which this

development is not required to address. In meeting its own parking needs, I am satisfied that this proposal would not raise any issues of highway safety.

### **Other issues**

30. KCC Biodiversity has confirmed that as the proposed dwelling is set just over 30m from the ancient woodland, there would not be any detrimental impacts as long as no external lighting is proposed that would illuminate the ancient woodland/local wildlife site. It is proposed that a suitable condition is attached to any permission.

### **Human Rights Issues**

31. I have also taken into account the human rights issues relevant to this application. In my view, the "Assessment" section above and the Recommendation below represent an appropriate balance between the interests and rights of the applicant (to enjoy their land subject only to reasonable and proportionate controls by a public authority) and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties).

### **Working with the applicant**

32. 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 as explained in the note to the applicant included in the recommendation below.

### **Conclusion**

33. The proposed development is inside the built-up confines of Tenterden and therefore constitutes acceptable infill/minor development providing it can be shown to meet certain criteria.
34. Importantly, the proposal would not adversely affect the character and density of the area being of a form and layout that fits in with the established urban grain of the area as well as providing a high quality of design. Sufficient space would be retained within the application site to provide for a robust landscaping scheme.
35. The proposal would also meet national standards and the Council's own standards in respect of internal space; garden size and parking.

36. I am satisfied that the proposal would not be harmful to the amenity of existing residents and that an appropriate lighting condition could be applied to mitigate for its impact on the ancient woodland to the rear.
37. I therefore consider that as a whole the proposed development accords with the development plan, emerging local plan policies and national planning policy.

## Recommendation

### 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 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.

3. 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.

4. 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.

5. Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the following:
- Wheel washing facilities/measures to prevent debris and spoil and the discharge of surface water onto the public highway,
  - Provision of parking facilities for site personnel and visitors prior to commencement of work on site and for the duration of construction,
  - Provision of parking, turning and unloading facilities for delivery vehicles.

All details of the approved construction management plan shall be adhered to during the construction period.

**Reason:** In the interests of highway safety and to protect the amenities of local residents in accordance with policy.

6. No construction activities shall take place, other than between 0730 to 1800 hours (Monday to Friday) and 0730 to 1300 hours (Saturday) with no working activities on Sunday or Bank or Public Holidays.

**Reason:** To protect the amenity of local residents in accordance with Policy CS1 of the Local Development Framework Core Strategy.

7. The development shall not be occupied until details of the bicycle storage facilities showing a covered and secure space have been submitted to and approved in writing by the Local Planning Authority. The approved bicycle storage shall be completed prior to the first occupation of the dwellings hereby approved 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.

8. The area shown on approved Drawing No. SP02 as vehicle parking space and turning shall be provided, before the first occupation of the dwelling hereby approved 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.

9. The first 5m of the access hereby approved from the edge of the highway shall be constructed of a bound surface. This shall be provided 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.

10. Prior to the commencement of development, details of any external lighting proposed (including height, design, location, intensity and light spillage) shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall then be carried out in strict accordance with the approved details and thereafter maintained. No external lighting shall be installed on the site other than that approved without the prior written consent of the Local Planning Authority.

**Reason:** In the interests of visual and residential amenity and biodiversity and protection of the ancient woodland.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, no development shall be carried out within Classes 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.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any other Order or any subsequent Order revoking or re-enacting that Order, the dwelling hereby approved shall only be occupied as a single dwelling house as described by Use Class C3 of the Town and Country Planning Use Classes Order 1987.

**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.

13. Prior to the commencement of the development, details of drainage works, designed in accordance with the principles of sustainable urban drainage, shall be 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.

14. Details of walls and fences to be erected within the development shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The walls and fences shall then be erected in accordance with the approved details unless previously agreed in writing by the Local Planning Authority.

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

15. The dwelling hereby approved shall not 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.

16. A landscaping scheme for the site 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.

17. Details of the final level for the development, including slab level of the dwelling 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:** In the interests of the visual amenity of the surrounding area.

18. Before the first occupation of the building hereby permitted the windows at first floor level in the south west facing elevation shall be fitted with obscure glazing, fixed shut and shall be permanently retained in that condition thereafter.

**Reason:** In the interest of the residential amenities of adjacent dwellings.

## **Note to Applicant**

### **1. Working with the Applicant**

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

## **Background Papers**

All papers referred to in this report are currently published on the Ashford Borough Council web site ([www.ashford.gov.uk](http://www.ashford.gov.uk)). Those papers relating specifically to this application may be found on the [View applications on line](#) pages under planning application reference 18/00673/AS

**Contact Officer:** Katy Magnall

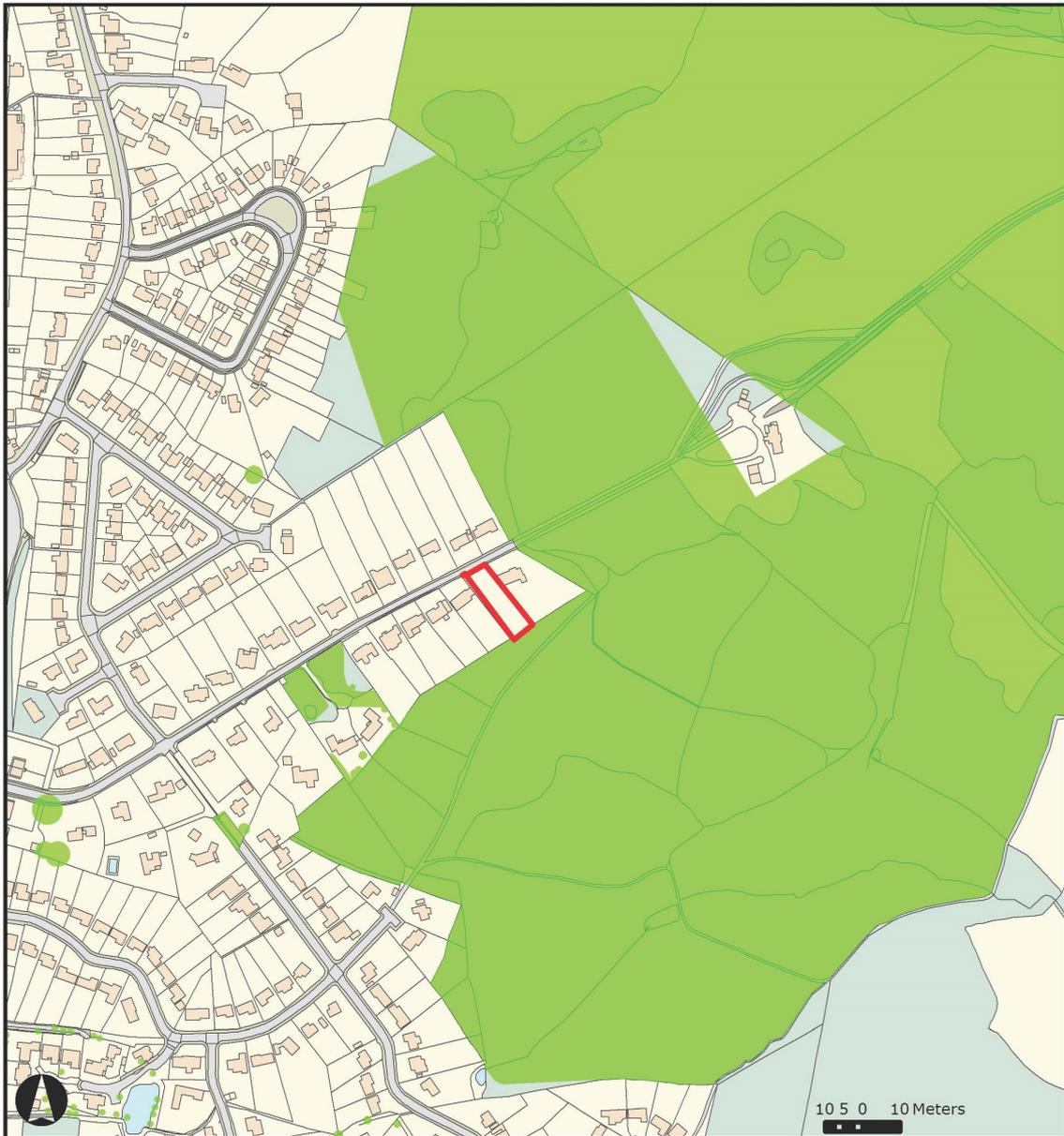
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Annex 1



# Ashford Borough Council



TPO

- VALID
- REVOKED

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