

Planning Committee

Wednesday the 4th October 2023 at 7.00pm



Update Report for the Committee

The following notes and attached papers will be referred to at the meeting and will provide updated information to the Committee to reflect changes in circumstances and officer advice since the reports on the agenda were prepared

4. Requests for Deferral/Withdrawal

None

6. Schedule of Applications

(a) PA/2023/0960 - Goldenhurst Cottage, Giggers Green Road, Aldington, Ashford, Kent TN25 7BY – Proposed pitched roof to replace the existing flat roof on the south west elevation

None.

(b) PA/2023/0424 - Garages (1-18), to the rear of 12 and 13 Thorne Estate, Thorne Estate, Pluckley, TN27 0RD - Proposed residential development comprising of 3 dwellings together with associated vehicular and pedestrian access, parking, landscaping and boundary treatments, including the demolition of some existing garages

None.

(c) PA/2023/1048 - 37 The Green, Woodchurch, Ashford, Kent TN26 3PF – Proposed new chalet bungalow along with associated works in the front garden of 37 The Green

Having taken legal advice in relation to the access off The Green (within the application site), it has been concluded that it would not be reasonable or necessary to condition further details of the access and rights of way over the said access. This is because firstly no works are proposed to the existing access, and secondly issues relating to rights of way over the access would be a civil matter between the applicant and the land owners of the said access. Therefore, the last two sentences in paragraph 41 of the published report do not apply and condition 19 is proposed to be removed from the report.

Since the report agenda was published a further 7 letters of representation have been received, 6 of which were from previous objectors to the scheme (4 out of the said 6 objections are from the same person). These objections re-iterate previously raised concerns pertaining to ecology, visual impact on the conservation area and adjacent listed building, access to the site and residential amenity. All of these issues have been considered and addressed in the published report.

Objectors also queried the number of bedrooms at No. 37 The Green and its associated parking provision. For the purposes of clarity No. 37 The Green is a 3 bedroom property and would be provided with acceptable parking provision in line with Local Plan parking standards.

(d) PA/2023/1182 - 7, Quantock Drive, Ashford, TN24 8QZ – First-floor side extension, garage conversion, fenestration, and roof alterations to conservatory

None.

(e) PA/2023/1342 - Cotton Hill House, Ruckinge Road, Hamstreet, TN26 2HW - Garden decking, balustrade, and steps

None.

(f) PA/2023/1502 - Wagoners, Water Lane, Smarden, Ashford, Kent TN27 8QB - Single-storey side extension. Double-glazed windows, and new cladding to the existing building following the demolition of the existing garage, outbuilding, and porch.

None.

(g) PA/2023/1463 - Willow Trees, Pluckley Road, Smarden, TN27 8ND - Proposed erection of front extension following demolition of existing porch, pitched roof dormer window to replace crown dormer and rear roof dormer window.

None.