

Ashford Borough Council: Planning Committee

Minutes of a Meeting of the Planning Committee held in the Council Chamber, Civic Centre, Tannery Lane, Ashford on **4th October 2023**.

Present:

Cllr Blanford (Chair)
Cllr Heyes (Vice Chair)

Cllrs Betty, Brunger-Randall, Gathern, Harman (ex-Officio, non-voting), Ledger, McGeever, Meaden, Mulholland, Nilsson, Roden, and Spain

Apologies:

Cllrs Chilton, Walder

In accordance with Procedure Rule 1.2(c), the substitute in attendance for Cllr Walder was Cllr Meaden.

Also Present:

Cllr Hicks

In Attendance:

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

158 Declarations of Interest

Councillor	Interest	Minute No.
Cllr Betty	Declared he was the Portfolio Holder for Economic Growth and Investment, and he would therefore leave the meeting for this item.	PA/2023/0424
Cllr Harman	Declared a Disclosable Pecuniary Interest as she was the owner of the property, and the applicant. She stated she would leave the room for the item, and did so.	PA/2023/0960
Cllr Ledger	Made a Voluntary Announcement that he personally knew the applicants, and would leave the room for the item, which he did.	PA/2023/1048
Cllr Spain	Made a Voluntary Announcement of an Other Interest, as he was to pose a question at the Council meeting of 19 October regarding the Council's garage blocks strategy but this did not influence his views on the application.	PA/2023/0424

159 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 read their speech in person.

160 Minutes

Resolved:

That the Minutes of the Meeting of this Committee held on 6th September 2023 be confirmed as a correct record.

161 Officers' Deferral/Withdrawal of Reports

The Assistant Director, Planning and Development, withdrew the report on item 6(b), PA/2023/0424, Garages 1-18 to the rear of 12 and 13 Thorne Estate, Pluckley TN27 0RD, to allow Officers to review and correct the report, before re-presentation. To do so would not fundamentally inconvenience the applicant, as the site fell into the Stodmarsh catchment area and a decision could not yet be issued in any event.

162 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/2023/0960
Location	Goldenhurst Cottage, Giggers Green Road, Aldington, Ashford, Kent TN25 7BY
Grid Reference	606779/ 134790
Parish Council	Aldington
Ward	Saxon Shore
Application Description	Proposed pitched roof to replace the existing flat roof on the south west elevation
Applicant	Mrs Linda Harman
Agent	N/A
Site Area	N/A

The Graduate Planner gave a brief presentation, showing plans of the existing dwelling and the proposed change of roof line, which represented a 1.3m height increase to the conservatory.

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. 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
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Location Plan	31 July 2023
Climate Mitigation Statement	31 July 2023
02_Existing Floor plans and elevations	18 September 2023
03_Proposed Plans & Elevations	18 September 2023
04_Proposed Roof Plan	12 September 2023
Proposed Site Plan	18 August 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.

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.
2. The applicant is reminded of the need for the development to satisfy the requirements of the Building Regulations and in respect of climate change in particular the following documents:
 - Approved Document L (Conservation of fuel and power)
 - Approved Document F (Ventilation)
 - Approved Document O (overheating)
 - Approved Document S (Infrastructure for electric charging vehicles)

Application Number	PA/2023/1048
Location	37 The Green, Woodchurch, Ashford, Kent TN26 3PF
Parish Council	Woodchurch

Ward	Weald South
Application Description	Proposed new chalet bungalow along with associated works in the front garden of 37 The Green
Applicant	Mr Stuart Kemp
Agent	Mr Chris McMullon (Sevencroft Ltd)
Site Area	0.0524 Hectares

The Deputy Team Leader – Planning Applications gave a presentation, showing site plans, elevations of the proposed dwelling, and photographs of the area and neighbouring buildings. He related the history of the site, which lies within a Conservation Area, to the north side of the Village Green. He explained the parking provision for the application site, and also the access and parking provision for the two properties, 37 and 37a, The Green, which would lie behind it. He drew Members' attention to the Update Report, which stated that legal advice clarified that it would not be reasonable or necessary to condition further details of the access off The Green and rights of way over the said access. This was because no works were involved to the access, and it would be a civil matter for the applicant and land owners to resolve. Consequently the last two sentences in paragraph 41 of the published report did not apply and condition 19 was removed from the recommendation. Since the report had been published, seven additional objections had been received, and the issues raised had already been considered and addressed within the original report. It was also confirmed that 37 The Green was a three-bedroomed dwelling and so the parking provision for no 37 The Green was in line with the Local Plan parking standards.

In accordance with Procedure Rule 9.3, Cllr Rob Woods, was present and spoke in objection to the application, on behalf of Woodchurch Parish Council.

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

Resolved:

PERMIT

- A. Subject to planning conditions and notes, including those dealing with the subject matters identified below, (but not limited to that list) and those necessary to take forward stakeholder representations, with wordings and triggers revised as appropriate and with any 'pre-commencement' based planning conditions to have been the subject of the agreement process provisions effective 01/10/2018.

Conditions

1. 3-year standard time-limit condition
2. Approved plans condition
3. Construction management plan
4. EV charging point
5. Unexpected contamination
6. Parking and turning space to be provided (new dwelling & No. 37 The Green)
7. Bicycle storage
8. Bin storage
9. External lighting
10. Sustainable drainage scheme
11. Foul drainage details
12. Material samples
13. Archaeology
14. Hard and soft landscaping scheme
15. Details of all walls, fences and boundary treatments
16. Details of the vehicular access
17. Remove PD rights (Classes A - E of Part 1 and Class A of Part 2 of Schedule 2 of the GPDO 2015 – as amended)
18. Biodiversity enhancement scheme
19. PV panels installed and retained

Notes to Applicant

1. Working with the Applicant
 2. Climate Change
 3. Breeding Birds informative
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Application Number	PA/2023/1182
Location	7, Quantock Drive, Ashford, TN24 8QZ
Grid Reference	Easting 601005, Northing 143526
Parish Council	Central Ashford
Ward	Furley Ward
Application Description Applicant	First-floor side extension, garage conversion, fenestration, and roof alterations to conservatory Mr & Mrs Jones
Agent	Miss Parrett
Site Area	0.034 Hectares

The Planning Officer gave a presentation, showing site plans, photographs of the dwelling and neighbouring properties, and existing and proposed elevation plans. The proposed extension would create a fourth bedroom, but there was adequate parking space on site to meet the Local Plan parking provision standards.

Resolved:

PERMIT

Subject to the following Conditions and Informatives:

1. 3-year standard condition
2. Approved Plans
3. Materials
4. Obscure glazing to the front-facing first-floor window serving shown on the plans to serve an ensuite.

Informatives:

1. Working with the Applicant

Application Number	PA/2023/134
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Location	Cotton Hill House, Ruckinge Road, Hamstreet, TN26 2HW
Grid Reference	Easting 600372, Northing 133392
Parish Council	Orlestone Parish Council
Ward	Weald South Ward
Application Description	Garden decking, balustrade, and steps
Applicant	Mrs Williams
Agent	Mr Thomas
Site Area	0.33 hectares

The Planning Officer gave a brief presentation, showing plans and photographs of the building and its location, and the proposed elevations. She confirmed the materials to be used in construction.

Resolved

PERMIT

Subject to the following Conditions and Notes:

1. Standard 3-year condition
2. Approved plans condition
3. Approved materials condition
4. No external lighting

Informatives

1. Working with the Applicant
2. KCC Ecology

Application Number	PA/2023/1502
Location	Wagoners, Water Lane, Smarden, Ashford, Kent TN27

	8QB
Parish Council	Smarden
Ward	Weald North
Application Description	Single-storey side extension. Double-glazed windows, and new cladding to the existing building following the demolition of the existing garage, outbuilding, and porch.
Applicant Agent	Mr & Mrs N & J Holland-Cowles Mr Simon Hoyle
Site Area	0.07 Hectares

One of the Team Leaders – Planning Applications gave a presentation, with site location plans, photographs of the existing building, side elevations of the proposed extension, and floor plans.

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

Titles	Description	Date
Ground floor plan	1100 Rev P3	9 August 2023
Location Plan	1001 Rev P2	9 August 2023
Existing and proposed East elevations	2101 Rev P2	9 August 2023
Site Plan	1005 Rev P1	9 August 2023
Section plans	3100 Rev P1	9 August

Existing ground floor plans	1900 Rev P2	2023 9 August 2023
Proposed and Existing Block Plans		23 August 2023
Existing and Proposed West elevations	2102_P2	15 September 2023
Existing and Proposed front & rear elevations	2100_P3	15 September 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. 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

5. No mezzanine floors shall be constructed within the extension hereby permitted

Reason: In the interest of residential amenity

6. No construction activities shall take place, other than between 0800 to 1800 hours (Monday to Friday) and 0800 to 1300 hours (Saturday) with no working activities on Sunday or Bank/Public Holidays.

Reason: To protect the residential amenity of the occupiers of neighbouring properties.

Note to Applicant

1. Working with the Applicant

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;

- 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 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	PA/2023/1463
Location	Willow Trees, Pluckley Road, Smarden, TN27 8ND
Grid Reference	Easting (x) 588432 / Northing (y) 142533
Parish Council	Smarden
Ward	Weald Central
Application Description	Proposed erection of front extension following demolition of existing porch, pitched roof dormer window to replace crown dormer and rear roof dormer window.
Applicant	Mr & Mrs A & H Arlott
Agent	Mr Simon Hoyle
Site Area	0.064 Hectares

One of the Team Leaders – Planning Applications gave a presentation, showing site plans, the proposed elevation of the front of the dwelling, and photographs of the existing building. He explained that this proposal was a significant reduction to a previous application for this site, which had been previously refused by the Planning Committee.

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

Title	Description	Date
Existing and Proposed North & South Elevations	22.147 2100 Rev P4	3 August 2023
Location and Block Plan	22.147 1001 Rev P3	3 August 2023
Roof Plan	22.147 1050 Rev P2	3 August 2023
Proposed Ground Floor Plan	22.147 1100 Rev P4	3 August 2023
Proposed First Floor Plan	22.147 1101 Rev P3	3 August 2023
Existing Floor Plans	22.147 1900 Rev P2	3 August 2023
Existing and Proposed East & West Elevations	22.147 2101 Rev P4	3 August 2023
Perspective Views	22.147-2700 Rev P4	3 August 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. 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

1. Working with the Applicant

Working with the Applicant

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- by adhering 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.

Queries concerning these minutes? Please contact membersservices@ashford.gov.uk. Agendas, Reports and Minutes are available on: <https://ashford.moderngov.co.uk>