

Ashford Borough Council: Planning Committee

Minutes of a Meeting of the Planning Committee held in the Council Chamber, Civic Centre, Tannery Lane, Ashford on **17th January 2024**.

Present:

Cllr Blanford (Chair)
Cllr Heyes (Vice-Chair)

Cllrs Betty, Brunger-Randall, Chilton (for application PA/2023/1328 only), Dean, Gathern, Harman (ex-Officio, non-voting), Ledger, McGeever, Mulholland, and Roden.

Apologies:

Cllrs Nilsson, Spain, Walder.

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

Also Present:

Cllrs. Bell, Mrs Bell, Bartlett and Shilton.

In Attendance:

Assistant Director, Planning and Development; Team Leader – Planning Applications; Deputy Team Leader – Planning Applications; Planning Officer; Planning Officer; Planning Officer; Principal Solicitor (Strategic Development); Member Services and Ombudsman Complaints Officer (first part of meeting); Member Services Officer.

272 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 were three registered speakers, all of whom were present and delivered their speeches in person.

273 Minutes

Resolved:

That the Minutes of the Meeting of this Committee held on 13 December 2023 be confirmed as a correct record.

274 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/2023/0360
Location	Daniel Farm, Pluckley , Ashford, TN27 0SY
Grid Reference	Easting (590763) Northing (144319)
Parish Council	Pluckley
Ward	Upper Weald; Weald North
Application Description	Change of Use of the existing Barns to Commercial B2 use. Erection of a B2 Drying Kiln, an E(g)(i) Office and an area of B8 Open Storage. Erection of 32 solar photovoltaics to Barn B. With associated landscaping
Applicant	Mr D Pearce
Agent	Mr Guy Osborne, Chegworth Manor Barn, Chegworth Road, Harrietsham, Maidstone, Kent, United Kingdom, ME17 1DD
Site Area	4.3 hectares

One of the Planning Officers gave a presentation, showing photos and plans of the site layout, existing buildings and access roads. She described the proposed usages

of the buildings and displayed the proposed elevations. She drew Members' attention to the clarification regarding the existing Section 106 obligation on the site, and to the text amendments required to the report, contained in the Update Report.

In accordance with Procedure Rule 9.3, Mr Guy Osborne, agent, had registered to speak in support of the application. He was present and read his speech in person.

In accordance with Procedure Rule 9.3, Cllr Guy Washer, had registered to speak in objection to the application, on behalf of Pluckley Parish Council. He was present and read his speech in person.

The Ward Member was present and spoke to the application.

Resolved:

REFUSE

on the following grounds:

1. The proposed development, if permitted, would result in an unjustified commercial development, outside of any defined urban or village confines, the need for which has not been demonstrated sufficiently to override normal restraint policies. Therefore, the proposal would fail to comply with Policy EMP5(a) of the Ashford Local Plan (2030).

2. The proposed development would result in unacceptable encroachment into the countryside to the significant detriment of the rural character and appearance of the countryside and the wider landscape, contrary to Policy ENV3a of the Ashford Local Plan (2030) and paragraphs 130 and 174 of the National Planning Policy Framework (2023).

Informatives:

1. Working with the Applicant (Refusals)
2. Refused Plans list

Application Number	PA/2023/1478
Location	Cherry Orchard, Bower Road, Mersham, TN25 6NW
Grid Reference	05546/39431

Parish Council	Mersham	
Ward	Mersham, Sevington South with Finberry	
Application Description Applicant	Proposed 2m North East and North West boundary fence following the removal of an existing Leylandii hedge. Mr & Mrs Strover	
Agent	N/A	
Site Area	0.1 ha	
(a) 6/-	(b) X	(c)

Another of the Planning Officers gave a presentation, showing a site location plan, and photos from the local road system which depicted the existing site boundaries and open nature of the rural setting. She displayed elevations of the proposed fencing. She drew Members' attention to the photographs which had recently been supplied by the Ward Member, as contained in the Update Report.

In accordance with Procedure Rule 9.3, Mrs Philippa Strover had registered to speak in support of the application. She was present and delivered her speech in person.

The Ward Member was present and spoke in support of the application.

Resolved:

REFUSE

on the following grounds:

The proposal would be contrary to policies SP1 & SP6 of the Ashford Borough Local Plan (2030) and to Central Government advice contained in the National Planning Policy Framework and would be considered development harmful to interests of acknowledged planning importance for the following reasons:

- The proposed fence to the northwest and northeast boundaries of the site by virtue of its solid appearance, height and siting adjacent to the highways would result in a visually impermeable, urbanised, dominant and incongruous feature in a prominent position which would be out of character with the soft and rural character of the surrounding area to the detriment of visual amenity.

Note to 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,

In this instance

- the applicant was updated of any issues after the initial site visit,
- the applicant responded by submitting amended plans which did not address all the outstanding issues
- 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/2023/1328
Location	23 Barnett Field, Ashford, TN23 4RG
Parish Council	Central Ashford
Ward	Beaver
Application Description	Conversion of existing dwelling to two self-contained 1-bedroom flats
Applicant	Mrs Sharon Williams, Ashford Borough Council
Agent	Agent ABC - Housing Development and Regeneration
Site Area	0.043ha

The third Planning Officer gave a presentation, explaining the nature of the conversion from one dwelling into two separate flats with a shared entrance, and showing site plans, floor plans, photographs of the current external elevations and the proposed parking arrangements.

Resolved:

PERMIT

- A. Subject to an Appropriate Assessment under the Habitats Regulations being adopted by the Assistant Director - Planning and Development which identifies suitable mitigation proposals such that, in their view, having consulted the Solicitor to the Council & Monitoring Officer where appropriate and Natural England, the proposal would not have a significant adverse effect on the integrity of the Stodmarsh SAC, SPA and Ramsar Site; and with delegated authority to the Planning Applications and Building Control Manager or the Strategic Development and Delivery Manager to add, amend or remove planning obligations and/or planning conditions as they see fit to secure the required mitigation and any associated issues relating thereto; and,**

- B. 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.**

1. 3-year standard condition
2. Approved Plans
3. Single person occupancy condition
4. Materials in accordance with the submitted details
5. Retention of parking spaces
6. EV charging points
7. Landscaping details of the front and rear amenity spaces
8. Boundary treatment and fencing / wall details

Notes to Applicant

1. Working with the Applicant
2. List of plans/documents approved
3. Construction practices (including hours of construction, avoiding burning of controlled waste, and minimising dust emissions)

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