



Planning Committee

Wednesday the 16th January 2019 at 7.00pm

ASHFORD
BOROUGH COUNCIL

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

3. **Minutes** – To approve the Minutes of the Meeting of this Committee held on the 12th December 2018,

Subject to corrections to the Minute Nos. in the third column of Minute 224 from “128” to “228” in every case, and

Subject to a correction to Minute No. 228 on Page 521 paragraph (A) of the Resolution regarding Outline Planning Application No. 15/00856/AS – Land at Pound Lane, Magpie Hall Road, Bond Lane and Ashford Road, Kingsnorth, Kent – Outline application for a development comprising of up to 550 dwellings in a mix of size, type and tenure. Provision of local recycling facilities. Provision of areas of formal and informal open space. Installation of utilities, infrastructure to serve the development including flood attenuation, surface water attenuation, water supply, gas supply, electricity supply (including sub-station, telecommunications infrastructure and renewable energy). Transport infrastructure including highway improvements in the vicinity of Ashford Road/Magpie Hall Road/Steeds Lane, Pound Lane and Bond Lane, plus an internal network of roads and junctions, footpaths and cycle routes. New planting and landscaping both within the proposed development and on its boundaries as well as ecological enhancement works. Associated groundworks, to read:-

“(A) Subject to the expiry of the site notice for the amended plans and Subject to the expiry of the necessary notices to landowners and in the opinion of the HDSS&D and JDCM no further issues of significance being raised”.

4. Requests for Deferral/Withdrawal

5. Schedule of Applications

- (a) **18/01140/AS - Land fronting Canterbury Road at Ashford Hockey Club and land to the north of Ball Lane, Kennington, Kent – Outline application for the erection of 9 dwellings with access from Canterbury Road (with all other matters reserved), and change of use of land from agriculture to provide two football pitches on land at Ball Lane**

No updates

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- (b) **18/00448/AS - Land South of Tilden Gill Road, Tilden Gill Road, Tenterden - Application for the approval of reserved matters (access, appearance, landscaping, layout, and scale) pursuant to outline permission ref 14/01420/AS for the erection of up to 100 dwellings, parking, landscaping, open space and associated works**

Update 1: x3 additional emails of objection have been received from a local resident (8th January, 10 January and 15 January). Issues are summarised as follows:

- The 3 storey flats would be out of keeping with the surrounding area which comprises houses that are 2 storey in height. There are also concerns that the flats would interfere with telecommunication and satellite signals and would block light from the gardens of nearby properties.
- Residents are concerned about the impact of the development upon habitats and the manner in which the applicant has dealt with the environmental aspects of the site so far.
- Concerns also raised questioning if the emergency services would use the emergency access and querying if the drainage proposed would be adequate.
- Concerns relating to flooding along the southern edge especially in winter.

Update 2: Letter of objection from Tenterden Town Council 15 January 2019 stating the following reasons:

- The buffer strip surrounding the development should be consistent.
- The location of the flats adjacent to the AONB is inappropriate.
- 3 storey flats are inappropriate for the area and should be reduced to two storey.

Update 3: Email letter of objection from Belgar Residents Association 11 January 2019.

- Belgar Residents support the Town Council and WKPS and consider that the flats adj to the AONB should be reduced to 2 storeys in height.
- If members are minded to approve the application this should be subject to conditions that the remaining objections relating to the western boundary are dealt with.

- An application has been submitted to KCC (Footpaths) for a definitive map Modification Order. If approved this would mean that the footpath along the western boundary can be formally adopted.

Update 4: WKPS. Objects to the amended layout stating:

- 3 storey flats adjacent to the AONB would be out of keeping with the nearby two storey existing housing. The flat blocks should be located nearer to the site entrance amongst the other housing.
- If the flats adjacent to the AONB are to stay there the height should be reduced to 2 storeys.
- There should be a 15m buffer strip between the new development and the entire western boundary.

Update 5: An email from the applicant was circulated to Members of the Planning Committee on 11 January. This was to advise Members of the changes made to the application.

Update 6: x65 letters of objection received from local residents 15 January 2019. The wording of these letters is identical for each letter and is summarised as follows:

- Three storey flats would be out of keeping with the area. The flats would be visually intrusive. They look like flats and are not sympathetically designed. Flat blocks B & C (adj to the AONB) will be very visible.
 - Block A to the western boundary next to open space is also unacceptable. Existing residents would live in its shadow.
 - Mobile phone and satellite signals will also be affected.
 - Allowing 3 storey development would set a bad precedent.
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- (c) **18/01168/AS - Kent Wool Growers Ltd, Brundrett House, Tannery Lane, Ashford, Kent, TN23 1PN - Demolition of existing buildings (except Whist House) and redevelopment to provide 254 residential units within four apartment buildings and works associated with the restoration of Whist House to provide a 4-bed dwelling. All together with associated areas of new public realm, hard and soft landscaping, parking, plant and storage and access works**

UPDATE 1 - Consultees

- KCC Ecology are all satisfied that ecology issues can be dealt with by the recommended conditions.

UPDATE 2 - Kent Highways

Further technical information have been submitted by the Applicants in response to concerns by Kent Highways.

The submitted junction assessment of Tannery Lane/Station Road demonstrates it will continue to operate under capacity and as its not severe no mitigation is required at this junction.

The applicants have drawn up a Highway Improvement Scheme for the Wellesley Road/Mace Lane and Somerset Road junction as the junction is well over capacity on certain arms. KCC Highways agree that there will be now be an overall significant reduction in delay at these junctions. This scheme is therefore acceptable in principle to the Local Highway Authority subject to the provision of a Stage 1 Road Safety Audit.

The applicant has commissioned this Audit today and the Highway Authority will provide full final comments on the scheme once submitted so that the Highway Authority can be satisfied that there are no highway safety concerns with the proposals.

The car club is also included in the Travel Plan. The Travel Plan has been updated to include a commitment for each household to have the option of a cycle voucher towards the purchase of a new bicycle or alternatively a 3 month free bus pass on the Stagecoach bus network up to a value of £100 per dwelling. The Travel Plan and measures should be secured through the s106 Agreement together with a monitoring fee.

An extra 8 cycle stands will be provided which will provide 16 more cycle spaces. They will need to be covered and can be covered by planning conditions.

Conclusion - These extra highways evidence and technical notes address the previous concerns of Highways with the application subject to the provision of a Stage 1 Road Safety Audit for the proposed mitigation scheme at the junction of Wellesley Road / Mace Lane / Somerset Road.

UPDATE 3 - Royal Mail Objection

A further letter has been submitted from Royal Mail questioning the statement in paragraph 269 which indicates that Royal Mail may be considering relocating from their current site.

A full copy of their letter dated 16th January 2019 is included in the appendices.

Royal Mail wish to clarify that this is incorrect and that Royal Mail has no intention of relocating their Delivery office to another location and therefore they still feel that future residents of this scheme could be negatively impacted by the continuously busy operations at the delivery office.

Royal Mail would like paragraph 269 to be removed from the Committee Report.

Royal Mail do not consider that the objection to noise on most sensitive elevations has been addressed and they consider that Environmental Health Officer's expectations has not been met.

The Environmental Health Officer has previously supported the inclusion of triple glazing and retention of balconies as paragraph 268 of the report confirms.

UPDATE 4 - Clarification of increase in number of units.

Amendments were sought to improve the massing and design of Block A. This lead to an increase in the proposal from 251 to 254 units.

These extra 3 units included

- 2 extra 1 bed units
- 1 extra 2 bed units

For clarification the overall site breakdown of the 254 units is as follows

- 109 one-bedroom units,
- 137 two-bedroom units
- 8 three-bedroom units

In addition to this Whist House will become a 4 bedroom property

UPDATE 5 - Changes to Recommendation

Delete (A) (ii) relating to KCC Ecological Services.

Renumber part A roman numerals to take account of above.

Further amend (A) (presently numbered as iv) in respect of highway matters to read 'subject to the provision of a Stage 1 Road Safety Audit for the proposed mitigation scheme at the junction of Wellesley Road / Mace Lane / Somerset Road to be submitted to and agreed by the Local Planning Authority following consultation with the Local Highways Authority.

Changes to condition 1

The time limit for implementation set out in condition 1 will be discussed further with the applicant as its recognised that 1 year may be too short for the applicant but, on viability grounds, 3 years may be too generous. Further negotiations will

therefore be required but flexibility is provided by Recommendation part (B) that delegates to officers the ability to add, amend or delete conditions.

- (d) **18/01256/AS - Whist House, Tannery Lane, Ashford, TN23 1PL - Demolition of two pre-1948 brick buildings. Internal and external restoration works to Whist House relating to its restoration to provide a 4-bed dwelling (associated to corresponding planning application 18/01168/AS for redevelopment of the site to provide to provide 251 residential units within four apartment buildings and works)**

UPDATE 1

No comments have been received from the Victorian Society.

UPDATE 2

Ancient Monuments Society – A view from Ancient Monuments Society and Heritage England is still awaited on whether post decision these applications to demolish grade 2*(star) curtilage listed need to be referred to the Secretary of State to establish whether they need to be called in. This is, however, covered by Recommendation (A).

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- (e) **18/01369/AS - Old Corn Store and former Ashford Youth Theatre, Dover Place, Ashford, Kent TN23 1HU - Refurbishment of the existing Corn Store and former Youth Theatre buildings to provide workspace, food, drink, and event space. Demolition of the existing Youth Theatre Store to provide an enlarged flexible outdoor event space**

No updates

- (f) **18/01627/AS - Pound House, Trumpet House, Waterman House and Bears**

End House, Godfrey Walk, Ashford, Kent - Replacement of existing UPVC windows and balcony doors for maintenance reasons. Although the material and colour will remain, the fenestration design is intended to change

No updates

Appendices
Planning Reference 18/01168/AS

Royal Mail Group

16 January 2019
By email and post: mark.chaplin@ashford.gov.uk;
rosie.reid@ashford.gov.uk; lois.jarrett@ashford.gov.uk.

Members of the Planning Committee
Ashford Borough Council
Civic Centre
Tannery Lane
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TN23 1PL

Group Legal
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185 Farringdon Road
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Dear Councillors

PLANNING APPLICATION REFERENCE 07/18/0806/F.
DEMOLITION OF EXISTING BUILDINGS (EXCEPT WHIST HOUSE) AND REDEVELOPMENT TO PROVIDE 254 RESIDENTIAL UNITS WITHIN FOUR APARTMENT BUILDINGS AND WORKS ASSOCIATED WITH THE RESTORATION OF WHIST HOUSE TO PROVIDE A 4-BED DWELLING. ALL TOGETHER WITH ASSOCIATED AREAS OF NEW PUBLIC REALM, HARD AND SOFT LANDSCAPING, PARKING, PLANT AND STORAGE AND ACCESS WORKS.

I am writing further to the earlier objection to this development proposal submitted on by our Planning Consultant, Cushman and Wakefield, on behalf of Royal Mail Group Limited, which is likely to have ongoing negative impacts on the business operations at the Royal Mail Ashford Delivery Office.

In light of Paragraph 269 of the Case Officer's report, which states:

'The Council are aware that in the medium to long term, Royal Mail's site has been promoted as part of the overall commercial quarter and as such operations are likely to move elsewhere to a bespoke unit. For these reasons, it is not considered that future residents would be unduly impacted by the use operating in close proximity of the site.'

Royal Mail would like to reiterate and clarify that the statement made by the Case Officer in the above paragraph is wholly incorrect. Royal Mail has no intention of relocating the Delivery Office to another location and, therefore, if this scheme is approved, future residents could be negatively impacted by the continuously busy operations at the Delivery Office.

Your Case Officer has previously been advised both in writing and verbally by Royal Mail's appointed Planning Consultant that the statement at paragraph 269 does not reflect the current position. Given its inaccuracy, we request that paragraph 269 be removed from the Case Officer's report and any subsequent committee report.



We note that our other objections relating to noise impact have sought to be addressed through a requirement for triple glazing on the 'most sensitive elevations' and the imposition of 'safeguarding conditions' (refer to paragraph 268 of the report). We comment that no safeguarding conditions have been proposed, as those addressing residential amenity focus solely on the construction of the development. The Environmental Health Officer's expectation has not, therefore, been fully met.

We also note that it is accepted that some balconies maybe subject to noise above BS8233 standards but that no attempt is made to improve the design to address this issue. Surely it is better to take time at this stage to design out potential sub-standard elements of the proposals rather than having to react at a later stage when your Environmental Health Authority receives noise complaints and then seeks to place more limitations on our operation of delivering mail to the local population.

We consequently propose that the affected balconies should be removed from the scheme and replaced with private amenity space at ground floor or, as a minimum, enclosed to create winter gardens which provide an opportunity for the occupant to regulate the level of noise they may experience. The latter option would also add an additional level of noise mitigation in accordance with the expectations of your Environmental Health Officer.

Yours faithfully



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