

Planning Committee

Minutes of a Meeting of the Planning Committee held in the Council Chamber, Civic Centre, Tannery Lane, Ashford on the **5th June 2019**.

Present:

Cllr. Burgess (Chairman);

Cllr. Mrs Blanford (Vice-Chairman);

Cllrs. Chilton, Clarkson (ex-officio), Clokie, Forest, Harman, Heyes, Howard, Howard-Smith, Krause, Ovenden, Shorter, Smith, Spain, Sparks, Ward, Wright.

Also Present:

Cllrs. Campkin, Ledger.

Joint Development Control Manager; Joint Development Control Manager; Local Transport and Development Planner (Kent County Council Highways and Transportation); Principal Solicitor (Strategic Development); Head of Planning and Development; Interim Senior Support to Head of Planning and Development; Member Services and Ombudsman Complaints Officer.

16 Declarations of Interest

Councillor	Interest	Minute No.
Mrs Blanford	Made a Voluntary Announcement as she was a Member of the Weald of Kent Protection Society and the Campaign to Protect Rural England.	18 – 18/00056/AS
Burgess	Made a Voluntary Announcement as he was a Member of the Weald of Kent Protection Society.	
Clarkson	Made a Voluntary Announcement as he was a Member of the Weald of Kent Protection Society.	
Clokie	Made a Voluntary Announcement as he was a Member of the Weald of Kent Protection Society.	
Harman	Made a Voluntary Announcement as she was a Member of the Campaign to Protect Rural England.	18 – 18/00056/AS

17 Minutes

Resolved:

That the Minutes of the Meeting of this Committee held on the 17th April 2019 be approved and confirmed as a correct record.

18 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 indication of the Parish Council's/Town Council's views**
- (c) The views of Statutory Consultees and Amenity Societies (abbreviation for consultee/society stated)**

Supports 'S', objects 'R', no objections/no comments 'X', still awaited '+', not applicable/none received '-'

decisions be made in respect of Planning Applications as follows: -

Application Number	18/00056/AS		
Location	Land between A2070 and Railway north of Warehorne Road, Hamstreet, Kent TN26 2JR		
Grid Reference	99790/33397		
Parish Council	Warehorne		
Ward	Weald South		
Application Description	Outline planning application for residential development including details of pedestrian and vehicular accesses onto Warehorne Road and pedestrian and cycleway access onto Ashford Road only (all other matters reserved). Provision of informal recreation/ecological area to the north.		
Applicant	Crabtree & Crabtree (Hamstreet) Ltd Mr Steven Davies, Hobbs Parker Property Consultants, Romney House, Monument Way, Orbital Park, Ashford, Kent TN24 0HB		
Agent	6.2 hectares		
Site Area	6.2 hectares		
(a) 102/64R petitions)	(2	(b) Warehorne - R Orlestone(adj) - R	(c) KH&T – X; KCC ECO – X; SW – X, KCC SuDS – X; PO (Drainage) – X; KCCDC – X; KCC Heritage - X; NHS – X; ESM(EP) – X; SSoS – X; Kent Police – X; CPRE – R; ABC Housing – X; NE – X; EA – X; Network Rail – X; Ramblers -;

The Joint Development Control Manager clarified what Members were being asked to consider in this application. The application as originally submitted sought outline planning permission for up to 70 dwellings on the site, with only the means of access from Warehorne Road and Ashford Road for consideration in detail. All other matters were reserved for future consideration, including the layout and the access routes through the site. Officers had concerns regarding the indicative layout in figures 4 and 5. It was considered that the applicants had not been able to demonstrate that 70 units could be accommodated adequately on the site. As a result the description was amended to remove reference to 70. The layout plans in figures 4 and 5 were there to demonstrate Officers' concerns and Members were not

being asked to consider those plans as they did not form part of the application for determination at this Committee meeting. Members were being asked to consider the principle of residential development on this site and the means of access from Warehorne Road and Ashford Road.

The other Joint Development Control Manager drew Members' attention to the Update Report. There was an editing error in the Report, which should read 56 neighbours objecting not 44. There was an additional condition relating to noise mitigation measures and 8 further representations of objection had been received.

In accordance with Procedure Rule 9.3, Mr Jackson, a local resident, spoke in objection to the application. He objected to the proposed development on several grounds. Traffic was already an issue when attempting to access the Warehorne Road from the Ashford Road in the centre of Hamstreet. This was due largely to cars being parked on one side of the road, rendering it frequently a single carriageway. There was nothing in the planning application to alter this, so the proposal to allow the traffic resulting from 70 additional dwellings to utilise the same thoroughfare was unsuitable. Access to the Warehorne Road for emergency vehicles also needed to be considered. Under the current proposals it was very easy to envisage critical minutes being unnecessarily added to the response times of emergency services in the likely event of the carriageway being gridlocked by excess traffic. The road under the existing railway bridge was too narrow and it was not convincing that the proposal for traffic lights would have a positive impact. In fact, the impact was likely to be negative, with traffic backing up further into the centre of Hamstreet village. The site was bounded on both sides by the railway and the bypass, so barring a major civil engineering project to create direct access to the A2070, it was probable that all traffic resulting from the proposed development would be funnelled either directly through the centre of the village, using the aforementioned inadequate provisions, or out onto the Warehorne Road in the direction of Tenterden. The sewerage system was inadequate for the development and major works would need to take place to bring it to the necessary standard. The village primary school was already three-form entry and would be required to absorb the bulk of new pupils resulting from the development. The proposed improvements to village services were limited in scope and not commensurate with further development on the scale being proposed. There were also proposals for further development within the immediate area. It would be a gross oversight to allow the overdevelopment of a rural community without the infrastructure to cope sufficiently with such vast change, simply to hit the housing targets set by local government. During the public consultation the proposed development comprised 50 dwellings, which now seemed to have snowballed to 70, with no further public consultation. Mr Jackson asked Members to consider the application solely on the information given to residents at the outset.

In accordance with Procedure Rule 9.3, Mr Davies, the agent, spoke in support of the application. He said this site had been allocated for residential development in the adopted Local Plan. The Officer's report set out why the proposal was satisfactory and identified no substantive issue giving grounds for not granting planning permission. The scheme had been demonstrated to be acceptable in terms of access and highway safety, including along Warehorne Road, for which a detailed set of highways proposals had been agreed with the Highways Department which would form part of the approved details. Hamstreet was one of the larger villages in

the district and was a highly sustainable location. The principle of development, as set out in the allocation, had been found by examination at the Local Plan to provide a sustainable form of development. The details worked up in the application demonstrated that the services within the village were fully able to accommodate development of the form proposed. The report referred to the site being considerably larger than the allocation. The proposal varied from the allocation by providing for greater amounts of open space to the north-east. This area of the site provided recreational open space and ecological mitigation. It also allowed for pedestrian and cycle-way links from the Ashford Road, providing a direct link for residents to access the primary school and station. The concerns about the extension of the northern boundary of the housing area were understood. However, the allocation boundary in its location did not relate to any identifiable physical feature. Whilst the alignment proposed did create a larger housing area, the resultant boundary would also allow for a larger landscaping buffer to be provided and a straighter line would provide a better working boundary for the continued agricultural use of the adjoining land. The Officer clearly stated that there would be no overriding harm caused by exceeding 50 units on this site. Continuing concerns regarding the number of houses were understood, however. This matter would be subject to future approval at reserved matters stage. The Officer's report also made clear that a revised description proposal addressed the Parish Council's concerns regarding housing numbers. The proposal also demonstrated a satisfactory drainage solution to ensure that the flood risks to development, as well as the surrounding area, were not increased. The applicant was agreeable to meeting the Council's requests for development contributions, including towards education and Affordable Housing provision. Mr Davies urged Members to support the Officer's recommendation.

In accordance with Procedure Rule 9.3, Mr Small, on behalf of Warehorne Parish Council, spoke in objection to the application. He said that Warehorne Parish Council did not object to planning as long as it was sustainable and in the right location. This had been demonstrated through various dwellings being built in Warehorne. The Parish Council was concerned that this application did not take into account other planning applications which had been submitted and approved after this application had been submitted. These would have a large impact on the traffic surveys and noise. The increase in traffic was unacceptable. The railway bridge was a bottleneck, especially at certain times of the year with heavy agricultural vehicles. At present drivers had to get out of their vehicles and ask for cars to be moved. An additional 50 to 70 houses would have a massive impact on that road. Traffic lights were an issue on the railway bridge, and would back up traffic at various times of the day and year, although this may not have been apparent from the timing of the traffic survey. The noise survey was performed during school holidays at the quietest time in the village. This should be revisited. Once the new houses and new road were in place the traffic survey should be redone to assess the impact. The Grade II houses on that route were lower than the road and already suffered from noise and vibration from large vehicles passing by. The Parish Council was only consulted about 50 houses, and this had slowly been increased to 70 with no further consultation on the increase. The National Planning Policy Framework said that permission should be refused for developments of poor design that failed to take the opportunities available to improve the character and quality of the area. The Parish Council believed that this application brought no benefits to the village, apart from

housing. It was not making any improvements, but was in fact making the situation worse for residents.

In accordance with Procedure Rule 9.3, Mr Othen, on behalf of Orlestone Parish Council, spoke in objection to the application. The application site was not within the boundary of Orlestone Parish but lay virtually in the centre of Hamstreet village and would affect those who lived in the Parish. With the proposed development of 70 dwellings and a further 80 on Site 31 in the Local Plan, the size of the village would potentially increase by 25%. This would impact on the village negatively in terms of traffic, parking, noise and infrastructure, as outlined by the 58 objections submitted to the Council's planning website. In recent years the village had recognised the need to expand and worked with new developments, but it was now at capacity and could not take any further development. The doctors' surgery and local school were both full. Roads into and out of the village along the Warehorne Road were regularly congested and the roads were now used as a thoroughfare for large vehicles. The junction with the Ashford Road was often at a standstill, due to the nature of the road layout and the necessity of home owners to park on the roadside. Southern Water had stated that an initial study had indicated an increased risk of flooding unless any required network reinforcement was provided by Southern Water. This did not appear to have been addressed and the Parish Council regularly raised this issue with the Borough and County Councillors. KCC's Flood Risk Officer had placed a holding objection pending further information on the risk of surface water flooding. There was inadequate capacity in the foul sewerage network to accommodate the proposed development. The application should not proceed until an adequate sewerage infrastructure could be provided, which Southern Water had indicated could take several years. The Parish Council considered that the traffic survey undertaken last July did not give a true representation on the issues faced by residents. The road narrowed to single-way traffic on entry to Hamstreet and this backed up traffic during peak hours. Additional dwellings would add more pressure, resulting in the village becoming a large traffic jam. The suggestion of traffic lights would only add a further backlog of traffic into the village, causing additional stress to local residents. The proposed development would have a negative impact on both parishes in terms of congestion, parking, flooding and access to doctors' surgery and primary school, as well as further destruction of the local countryside.

Both Ward Members attended and spoke in objection to the application.

Resolved:

Deferred for Officers to seek:

1. A more detailed traffic survey to be done between 7am and 7pm for a week not during school holidays and to relook at traffic management and traffic flows arising from the development.
2. Confirmation from Southern Water as to when the upgrading of the Sewage works will take place to service this development (and what these works will consist of).

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3. Amended plans to show the northern boundary of the developable part of the site to the south in the exact location of the northern boundary of the site allocated under policy S57 of the Ashford Local Plan 2030.
 4. Agreement to a change to the application description to state up to 50 dwellings.
 5. Alternative parking provision for residents along Warehorne Road as a result of the loss of highway parking as a result of the traffic management measures proposed. This should include looking at alternative parking provision along Warehorne Road.
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Application Number	19/00572/AS		
Location	30 – 32 High Street, Wye, Ashford TN25 5AL		
Grid Reference	5532 / 6793		
Parish Council	Wye with Hinxhill		
Ward	Wye with Hinxhill		
Application Description	Change of use of 26 – 32 High Street to residential use to provide 6 dwellings, including demolition of flat roofed link attached to no. 32 demolition of single storey building and demolition of lecture theatre, and provision of landscaping and parking.		
Applicant	Mr D Maloney, Tele-Property Investments Ltd		
Agent	Mrs Welch, Hobbs Parker, Romney House, Monument Way, Orbital Park, Ashford TN24 0HB		
Site Area	0.16ha		
(a) 23/27R, 1S, 1X	(b) R	(c)	KCC H&T X KCC Her X KCC Bio X StreetScene X

The Joint Development Control Manager clarified what Members were being asked to consider in this application. This was a live planning application, on which Members could make a decision. The following item on the agenda, reference 19/00075/AS, was an identical proposal which had gone to appeal for non-determination. Members were not able to make a decision on that application but were being asked to make a resolution as to whether the appeal should be contested

and, if so, on what grounds, or not contested if Members were minded to approve the application. Both applications had been submitted to address concerns raised by the Planning Inspector on a previous application for 6 dwellings on this site. The Inspector had expressed concern on two main issues, and the following two applications sought to address these concerns. This was a significant material consideration for the Planning Committee because these were the issues that the Inspector considered unacceptable. The decision Members made on this item on the agenda would indicate the appropriate resolution on the next item on the agenda.

The other Joint Development Control Manager drew Members' attention to the Update Report. This provided clarity on matters of residential amenity, as well as an update to Condition 11. A further letter had been received from Wye with Hinxhill Parish Council and 29 letters of representation had also been received since the Committee report was published.

In accordance with Procedure Rule 9.3, Mrs Welch, the agent, spoke in support of the application. From the outset the applicant and agent had worked with Officers to agree the scheme, responding to their comments and listening to local residents and the Parish Council. They had taken their views into account and addressed concerns where appropriate. The proposal would provide 6 homes on a brownfield site identified in the Neighbourhood Plan for development in the village centre. The listed buildings fronting the High Street had been empty and unused since 2009. The proposal would ensure that the historic buildings could be brought back into use and restored for the long term. In keeping with the sensitive location, the new buildings in the courtyard had been sensitively designed in traditional style. Overall the scheme would significantly improve the appearance of the street scene. The original proposal was informed by a well-attended workshop with neighbours, meeting with the Parish Council and pre-application advice which led to a reduction in the number of units. Further amendments had taken place to take account of the Inspector's report and further comments made by the Planning Officer. Unit 4 had been fully redesigned to take account of the Inspector's comments, principally relating to design, which were raised on the originally appealed scheme. The upper floor windows were in a similar location to the original application and at that time concerns were not raised regarding potential overlooking. The applicant accepted the condition that the windows be obscure glazed and fixed shut to 1.7m. Units 5 and 6 had been reduced in depth in order to eliminate concerns regarding impact on the outlook to 16 Old Vicarage Gardens. This amendment had improved the relationship with existing houses. Unit 6 had been redesigned with a single storey element to eliminate the previous concerns regarding impact on the dormer window at 16 Old Vicarage Gardens. A rear access gate had been relocated to provide pedestrian connection to existing property number 34, to take account of the comments provided. The proposal, in line with the Neighbourhood Plan, facilitated the refurbishment of the listed buildings on the prominent High Street frontage, bringing them back into use after a decade of being empty. It also included the replacement of the lecture theatre and classrooms which currently did not make a positive contribution to the Conservation Area. The scheme would significantly improve the appearance of the street scene and the setting of the adjoining listed buildings. It did not constitute overdevelopment as the three new homes had a smaller footprint than the buildings they replaced. The scheme was well prepared and would provide significant benefit to the village.

In accordance with Procedure Rule 9.3, Mr Bartley, on behalf of Wye with Hinxhill Parish Council, spoke in objection to the application and the following one on the agenda. In relation to units 1, 2 and 3 the Parish Council supported, in principle, a change of use to residential, subject to high quality conversion. The Parish Council objected strongly to the impact of units 4, 5 and 6. The application description was misleading as 26 and 28 High Street were the Old Flying Horse, a Grade II* former pub. This was adjacent to the site and in separate ownership. The appeal Inspector upheld refusal primarily on grounds of harm to this building. Some issues had been addressed, but inadequately, and the redesign had created new problems. The knock-on effect of these showed the tightness of the site and signalled overdevelopment. Since the appeal, policy HOU15 had now been adopted. At the time of the appeal it was subject to a rewrite and carried no weight. The Inspector also upheld the refusal on the grounds of harm to residential amenity, specifically the overbearing effect of unit 6. The redesign had relocated the harm to units 14 and 15. The proposed communal bin store was located adjacent to the Grade II* building, but there were no elevation drawings and the report did not address the key issues of neighbour impact, including on unit 4. There was no evidence as to how the bin store proposals would preserve or enhance the character and appearance of the Conservation Area, in accordance with policy ENV14. The Parish Council welcomed Condition 19, which required six electric charging points. However, there was no wall and no room outside the parking bays to install upstands. The bays could be moved east but the traffic analysis showed this remedy would prevent delivery vans from turning around on site, and create a highway safety issue by forcing the vans to back into the High Street. A car parked in front of unit 6 would have the same effect. The report referred to an unused lecture theatre. This was misleading. The building was 30 years old and until 2015 was a valuable piece of community infrastructure. It was unused because the applicant did not permit its use. Demolition would be contrary to Policy COM1 as there was no evidence that it was obsolete: in fact there was great unmet need for community space in Wye. Regarding the present poor state of the buildings, this was a direct result of the deliberate neglect by the applicant since 2015. NPPF Para 191 stated that where there was evidence of deliberate neglect of a heritage asset, the deteriorated state of the heritage asset should not be taken into account on any decision. ENV14 and ENV15 required a description of the asset's historical or archaeological significance. However, the application did not comply with these policies as the submitted archaeological assessment was for an entirely different site.

Resolved:

Permit

Subject to the following Conditions and Notes:

(with delegated authority to either the Head of Planning & Development or the Joint Development Control Managers to make or approve changes to the planning conditions (for the avoidance of doubt including additions, amendments and deletions) as she/he sees fit)

Conditions on grant

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. 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 proceeds above slab level and the development shall be carried out using the approved external materials.

Reason: In the interests of visual amenity.

4. Before any works above foundation level are carried out the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a) Details and location of rainwater goods;
- b) Details of any flues, grilles and vents to be installed including location dimensions, colour and material;
- c) Details of electricity and gas meter boxes and any external pipe work including their location on the buildings;
- d) Details and sections through eaves, porches / entrance canopies, chimneys, dormer windows and plinths; and
- e) Details of all windows including recess depth of glazing

The works shall only be carried out in accordance with the approved details.

Reason: In the interest of visual amenity.

5. No flues, vents, stacks, extractor fans or meter boxes shall be located on the front elevation of any of the units.

Reason: In the interest of visual amenity.

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6. The windows in all of the buildings hereby permitted shall be timber. Before any works above foundation level are carried out joinery details shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with the approved plans.

Reason: In the interest of visual amenity.

7. Prior to the commencement of development the applicant, or their agents or successors in title, will secure and implement:
 - i archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority; and
 - ii further archaeological investigation, recording and reporting, determined by the results of the evaluation, in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority

Reason: To ensure that features of archaeological interest are properly examined and recorded.

8. 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.

9. Prior to first occupation of the dwellings hereby approved, details for the disposal of foul sewage shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and thereafter maintained.

Reason: To avoid pollution of the surrounding area.

10. A landscaping scheme for the site (which may include entirely new planting, retention of existing planting or a combination of both) shall be submitted to and approved in writing by the Local Planning Authority before the development proceeds above slab level. 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.

11. The areas shown on the drawing number 18.051 003 Rev E as bin stores, vehicle parking space and turning shall be provided prior to occupation of the dwellings and

permanently retained.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to parking inconvenient to other road users

- 11A. Prior to the first occupation of any of the dwellings hereby permitted the bin store as shown on drawing number 18.051 003 Rev E shall be provided on site in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The bin store shall thereafter be retained in perpetuity and access thereto shall not be precluded.

Reason: In the interest of visual and residential amenity

12. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority in conjunction with the Local Highway Authority. This shall include details of the following:
 - a) Parking and turning areas for construction and delivery vehicles and site personnel;
 - b) Provision of wheel washing facilities.

Reason: In the interest of highway safety and residential amenity.

13. The first 5 metres of the access from the edge of the highway shall be in a bound surface.

Reason: In the interests of highway safety.

14. The area shown on drawing number 18.051 003 Rev E as vehicle parking and turning space, shall be paved and drained in accordance with details submitted to and approved in writing by the Local Planning Authority. These details shall include measures to prevent the discharge of surface water onto the highway. The details shall be implemented before the use is commenced or the premises occupied and shall be retained for the use of the occupiers of, and visitors to, the premises, and no permanent development, whether or not permitted by 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 or in such a position as to preclude its use.

Reason: Development without provision of adequate accommodation for the parking and turning of vehicles is likely to lead to such activities inconvenient to other road users.

15. Prior to the use of the site commencing, details of the secure covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. They shall be provided prior to occupation of the dwelling to which they relate and retained thereafter.

Reason: To encourage the use of sustainable transport modes.

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16. Prior to any works commencing on the buildings a detailed bat mitigation strategy shall be submitted for written approval by the Local Planning Authority. The bat mitigation strategy shall include the following:
- Updated scoping survey of the building
 - Updated bat emergence surveys (if required)
 - Overview of mitigation required
 - Methodology to implement works
 - Timings of the proposed works
 - Details of ongoing monitoring
- The works must be implemented as detailed within the approved works.

Reason: In the interests of site biodiversity.

17. Within six months of commencement of construction on annotated site plan detailing the ecological enhancements to be incorporated into the site shall be submitted to the Local Planning Authority for written approval. The enhancements shall be incorporated into the site as detailed within the approved plan and thereafter maintained and retained.

Reason: In the interest of site biodiversity

18. Prior to occupation a lighting design strategy for biodiversity shall be submitted to and approved in writing by the LPA. The strategy shall:
- a) Identify those areas / features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, e.g., for foraging.
 - b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior to consent from the LPA.

Reason: In the interest of biodiversity.

19. Prior to the first occupation of the dwellings, 6 of the parking bays (one per unit) shall be provided with an electric vehicle charging point. The charging point may be a dedicated electric vehicle charging socket, or a suitably rated three-pin socket capable of safely providing a slow charge to an electric vehicle via a domestic charging cable. The charging point shall thereafter be retained available, in a working order for the charging of electric vehicles.

Reason: To take into account the cumulative impacts of development on air quality and to encourage the use of sustainable transport modes including incorporation of facilities for charging plug-in vehicles.

20. 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 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

21. Before the first occupation of unit 4 the windows on this unit at first floor level on the west elevation shall be fitted with obscured glazing, fixed shut to a height of 1.7m and shall be permanently retained in that condition thereafter.

Reason: In the interest of the residential amenity of adjacent dwellings.

22. 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.

Note to Applicant

1. 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;

- 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,

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- The applicant was provided the opportunity to submit amendments to the scheme/ address 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.
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Application Number	19/00075/AS		
Location	30-32 High Street, Wye, Ashford , TN25 5AL		
Grid Reference	5532 / 6793		
Parish Council	Wye and Hinxhill		
Ward	Wye		
Application Description	Change of use of 26 – 32 High Street to residential use to provide 6 dwellings, including demolition of flat roofed link attached to no. 32 demolition of single storey building and demolition of lecture theatre, and provision of landscaping and parking.		
Applicant	Mr D Maloney, Tele-property Investments Ltd		
Agent	Mrs Welch, Hobbs parker, Romney House, Monument Way, Orbital Park, Ashford TN24 0HB		
Site Area	0.16ha		
(a) 21/1S, 3R & 3+	(b) R	(c)	KCC H&T X KCC Her X KCC Bio X Streetscene X

The Joint Development Control Manager clarified that the recommendation in the report for this application was to permit. As the proposal was identical to the previous application, his advice was to endorse the Officer's recommendation that this application should be permitted, which would lead to the withdrawal of the appeal against non-determination of this application. He also said his previous Update Report applied to this application.

Resolved:

If the Local Planning Authority been able to determine the application, the Committee would have granted permission subject to the Conditions and Notes set out below

(with delegated authority to either the Head of Development Management and Strategic Sites or the Joint Development Control Managers to make or approve changes to the planning conditions (for the avoidance of doubt including additions, amendments and deletions) as she/he sees fit)

Conditions on grant

- 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 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 proceeds above slab level and the development shall be carried out using the approved external materials.

Reason: In the interests of visual amenity.

- 4 Before any works above foundation level are carried out the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a) Details and location of rainwater goods;
- b) Details of any flues, grilles and vents to be installed including location dimensions, colour and material;
- c) Details of electricity and gas meter boxes and any external pipe work including their location on the buildings;
- d) Details and sections through eaves, porches / entrance canopies, chimneys, dormer windows and plinths; and
- e) Details of all windows including recess depth of glazing

The works shall only be carried out in accordance with the approved details.

Reason: In the interest of visual amenity.

- 5 No flues, vents, stacks, extractor fans or meter boxes shall be located on the front elevation of any of the units.

Reason: In the interest of visual amenity.

- 6 The windows in all of the buildings hereby permitted shall be timber. Before any works above foundation level are carried out joinery details shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with the approved plans.

Reason: In the interest of visual amenity.

- 7 Prior to the commencement of development the applicant, or their agents or successors in title, will secure and implement:

- i archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority; and
- ii further archaeological investigation, recording and reporting, determined by the results of the evaluation, in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority

Reason: To ensure that features of archaeological interest are properly examined and recorded.

- 8 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.

- 9 Prior to first occupation of the dwellings hereby approved, details for the disposal of foul sewage shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and thereafter maintained.

Reason: To avoid pollution of the surrounding area.

- 10 A landscaping scheme for the site (which may include entirely new planting, retention of existing planting or a combination of both) shall be submitted to and approved in writing by the Local Planning Authority before the development proceeds above slab level. 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.

- 11 The areas shown on the drawing number 18.051 003 Rev E as bin stores, vehicle parking space and turning shall be provided prior to occupation of the dwellings and permanently retained.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to parking inconvenient to other road users.

- 11A Prior to the first occupation of any of the dwellings hereby permitted the bin store as shown on drawing number 18.051 003 Rev E shall be provided on site in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The bin store shall thereafter be retained in perpetuity and access thereto shall not be precluded.

Reason: In the interest of visual and residential amenity

- 12 Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority in conjunction with the Local Highway Authority. This shall include details of the following:
- Parking and turning areas for construction and delivery vehicles and site personnel;
 - Timing of deliveries;
 - Provision of wheel washing facilities.

Reason: In the interest of highway safety and residential amenity.

- 13 The first 5 metres of the access from the edge of the highway shall be in a bound surface.

Reason: In the interests of highway safety.

- 14 Prior to the use of the site commencing, details of the secure covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. They shall be provided prior to occupation of the dwelling to which they relate and retained thereafter.

Reason: To encourage the use of sustainable transport modes.

- 15 The development shall include measures to prevent the discharge of surface water onto the highway.

Reason: In the interest of highway safety.

- 16 Prior to any works commencing on the buildings a detailed bat mitigation strategy shall be submitted for written approval by the Local Planning Authority. The bat mitigation strategy shall include the following:
- Updated scoping survey of the building
 - Updated bat emergence surveys (if required)
 - Overview of mitigation required
 - Methodology to implement works
 - Timings of the proposed works
 - Details of on going monitoring
- The works must be implemented as detailed within the approved works.

Reason: In the interests of site biodiversity.

- 17 Within six months of commencement of construction on annotated site plan detailing the ecological enhancements to be incorporated into the site shall be submitted to the Local Planning Authority for written approval. The enhancements shall be incorporated into the site as detailed within the approved plan and thereafter maintained and retained.

Reason: In the interest of site biodiversity

- 18 Prior to occupation a lighting design strategy for biodiversity shall be submitted to and approved in writing by the LPA. The strategy shall:
- a) Identify those areas / features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, e.g., for foraging.
 - b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior to consent from the LPA.

Reason: In the interest of biodiversity.

- 19 Prior to the first occupation of each new dwelling with a designated parking space provided by means of a driveway, carport, or garage, the dwelling shall be provided with at least one electric vehicle charging point. The charging point may be a dedicated electric vehicle charging socket, or a suitably rated three-pin socket capable of safely providing a slow charge to an electric vehicle via a domestic charging cable. The charging point shall thereafter be retained available, in a working order for the charging of electric vehicles.

Reason: To take into account the cumulative impacts of development on air quality and to encourage the use of sustainable transport modes including incorporation of facilities for charging plug-in vehicles.

- 20 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no development shall be carried out within Classes A-E; of Part 1 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

- 21 Before the first occupation of the new build unit on the frontage hereby permitted the windows on this unit at first floor level on the west elevation shall be fitted with obscured glazing, fixed shut to a height of 1.7m and shall be permanently retained in that condition thereafter.

Reason: In the interest of the residential amenity of adjacent dwellings.

- 22 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.

Note to Applicant

1. 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;

- 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 acceptable as submitted and no further assistance was required.
 - 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	18/01592/AS		
Location	Ashford Golf Complex, Bears Lane, Bethersden, Ashford, Kent, TN23 3BZ		
Grid Reference	96069/42863		
Parish Council	Bethersden/Hothfield		
Ward	Weald Central Ward/Upper Weald Ward		
Application Description	Outline application for the erection of 10 no. dwellings to consider access, layout and landscaping (scale and appearance reserved)		
Applicant	Great Chart Golf & Leisure Limited, Great Chart Golf & Leisure, Bear's Lane, Bethersden, TN23 3BZ		
Agent	Mr Nathan Anthony, Lee Evans Planning, St Johns Lane, Canterbury, Kent, CT1 2QQ		
Site Area	10.16 ha		
(a) 10/-	(b) Hothfield/- Bethersden/- Great Chart with Singleton/R	(c) KHS/ , EHM/X, NE/-, KCC BIO/X, KWT/+ .KCC Heritage, KCC LLFA/X, KF&R/+, KCC Ed/+, Housing/X, SWS/X, EA/-, NE-X	

Resolved:

(A) Subject to the applicant first entering into a section 106 agreement/undertaking in respect of planning obligations detailed in Table 1, in terms agreeable to the Head of Planning and Development or the Joint Development Control Managers in consultation with the Director of Law and Governance, with delegated authority to either the Head of Planning and Development or the Joint Development Control Managers to make or approve changes to the planning obligations and planning conditions (for the

avoidance of doubt including additions, amendments and deletions) as she/he sees fit,

TABLE 1

Applies to sites of 10 dwellings or more or 0.5ha or over			
Affordable Housing			
Applies to all			
Monitoring Fee			

(B) Permit

Subject to planning conditions and notes, including those dealing with the subject matters identified below, with any ‘pre-commencement’ based planning conditions to have been the subject of the agreement process provisions effective 01/10/2018

1. Standard condition for submission of reserved matters
2. Standard time condition for outline application
3. Development carried out in accordance with the approved plans
4. Enforcement condition

Highways/Parking

5. Parking
6. Details of the provision cycle parking facilities

7. Road way details and provision to include refuse tracking
8. Construction Management Plan
9. Visibility splays

Landscaping and Ecology

10. Biodiversity Method Statement
11. Ecological Design Strategy
12. External lighting Design
13. Landscape management plan
14. Details of landscape buffer to LWS and Ancient woodland
15. Boundary treatments
16. Protection and Retention of trees & hedgerows shown to be retained

Drainage/Foul Water

17. SUDs scheme
18. Verification of SUDs scheme implementation
19. Means of foul water disposal

Residential

20. Dwellings to be two storey storey scale and form
21. Space Standards – internal and external pursuant to policies HOU12 and HOU15.
22. Accessibility standards for all new houses to HOU14 Part A.
23. Refuse storage details
24. Electric car charging points
25. Water efficiency condition pursuant to policy ENV7
26. Provision of water butt to each dwelling
27. Dwellings used for C3 purposes only
28. Removal of PD rights

Archaeology

29. Archaeological field evaluation

Other

30. Existing and Proposed level details

31. Architectural details

32. Broadband

Notes to Applicant

1. S106
2. Working with the Applicant
3. Ecology
4. Highways
5. Broadband
6. Environment Agency consents
7. Construction working hours
8. Burning of waste

Working with the Applicant

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- 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.

Queries concerning these Minutes?

Please contact membersservices@ashford.gov.uk

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