

Planning Committee

Wednesday the 11th November 2020 at 6.00pm

Update Report for the Committee

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

3. Requests for Deferral/Withdrawal

4. Schedule of Applications

(a) 19/01484/AS – Cherry Wood Cottage, Alder Lane, Rolvenden, Ashford, Kent, TN17 4DF - Erection of a replacement storage building for tractor, equipment, machinery and other farming implements

1. The policy section of the report should include reference to the Rolvenden Neighbourhood Plan policies:
 - RNP1, criterion c) and d) apply in this instance and relate to protecting landscape features, hedges and ponds and ensuring the development is well integrated into the landscape.
 - RNP3, which seeks to avoid inappropriate development outside of the built confines of Rolvenden and Rolvenden Layne, ensuring the conservation of the AONB, important views, Ancient woodland and that development does not result in an unsympathetic change to important rural lanes.
2. The main body of the report makes reference to criteria in compliance with policies within the Ashford Local Plan 2030 which also ensure compliance with the aforementioned policies and the relevant criteria in the Rolvenden Neighbourhood Plan.
3. In the Working with the Applicant section of the report, where it says 'In this instance' the reference to 'which were found to be acceptable and permission granted' should have been removed, as the application has not yet been determined.
4. In regard to compliance within the agricultural occupancy condition AOC (paragraph 15 in the report), it has been confirmed the applicant is a tenant farmer / agricultural contractor looking to start his own smallholding on the site. Reference in the report to agricultural contracting outside the site (paragraph 14) should be afforded little weight.
5. The policy section of the report should have reference to the LPA's statutory duty under the CROW Act due to the AONB designation.

6. Condition 3 referred to in the report should be linked to the first available planting season following commencement and not be time specific as stated.
7. Condition 5 referred to in the report should secure that the proposed building is only used in connection with the holding, whether with or without other land.
8. Condition 6 referred to in the report should secure that the external materials (and colour) are retained thereafter.