

Planning Committee

Wednesday the 17th March 2021 at 7.00pm



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

20/00194/AS - Copperfield, Kingsford Street, Mersham, Ashford, Kent, TN25 6PF – Proposed new 4 bedroom detached dwelling house within the site of Copperfield with new vehicle access driveway and drainage. New double garage for Copperfield.

The applicant has requested that the application be withdrawn and it is therefore no longer available for consideration by the committee.

4. Schedule of Applications

- (a) **19/01597/AS** – Home Plus, Beaver Road, Ashford, Kent, TN23 7RR - The erection of 216 residential units comprising 207 apartments and 9 townhouses (C3) and commercial floorspace comprising 3 commercial units (Units A, B and C) for a flexible range of uses (A1, A3, A4, A5, B1, D1 and D2) and roof top restaurant, with associated access and landscaping.

The applicant has requested the application be deferred to the April Planning Committee due to unforeseen personal circumstances. This request is supported by officers.

- (b) **19/00921/AS** – Lakeside Nursing Home, Chapel Road, Hothfield, Ashford, TN25 4LN - Outline planning permission considering access, layout and scale for the demolition of two out of use wings and erection of two new wings on the same site to create 40 self-contained extra-care units with associated communal support facilities and infrastructure.

Two further representations from neighbours who had already commented on the application have been received raising the following additional issues:

- Potential restriction of parking on Chapel Road and residents on Chapel Row by the Council [**DMM comment:** this would be a separate matter for the Council's Parking team to consider and it is outside of this application]
- The Transport Statement does not address Chapel Row residents.
- Neighbours should be informed regarding construction vehicles.
- Gas and water supplies under the road could become damaged [**DMM comment:** this is a civil and not a planning matter]
- Widening of Chapel Road should be provided to benefit the local community [**DMM comment:** this could not be justified in planning terms against the central government guidance on securing planning betterment]

- (c) 20/00194/AS - Copperfield, Kingsford Street, Mersham, Ashford, Kent, TN25 6PF – Proposed new 4 bedroom detached dwelling house within the site of Copperfield with new vehicle access driveway and drainage. New double garage for Copperfield.

The applicant has requested that the application be withdrawn and it is therefore no longer available for consideration by the committee.

- (d) 20/01730/AS – 105 Bybrook Road, Kennington, Ashford, Kent, TN24 9JD - Two storey side extension and change of use of land to residential curtilage

Officers would like to clarify that the principle of extending this property to the side including a change of use of a small portion of open space land is considered to be acceptable because the development will contribute to the range housing stock provide by the Council and will result in no visual harm.

- (e) TPO/20/00010 – Confirmation of Tree Preservation Order No.10 2020 - 30 The Moat, Charing. TN27 0JH

Amendment to paragraph 1 of the report

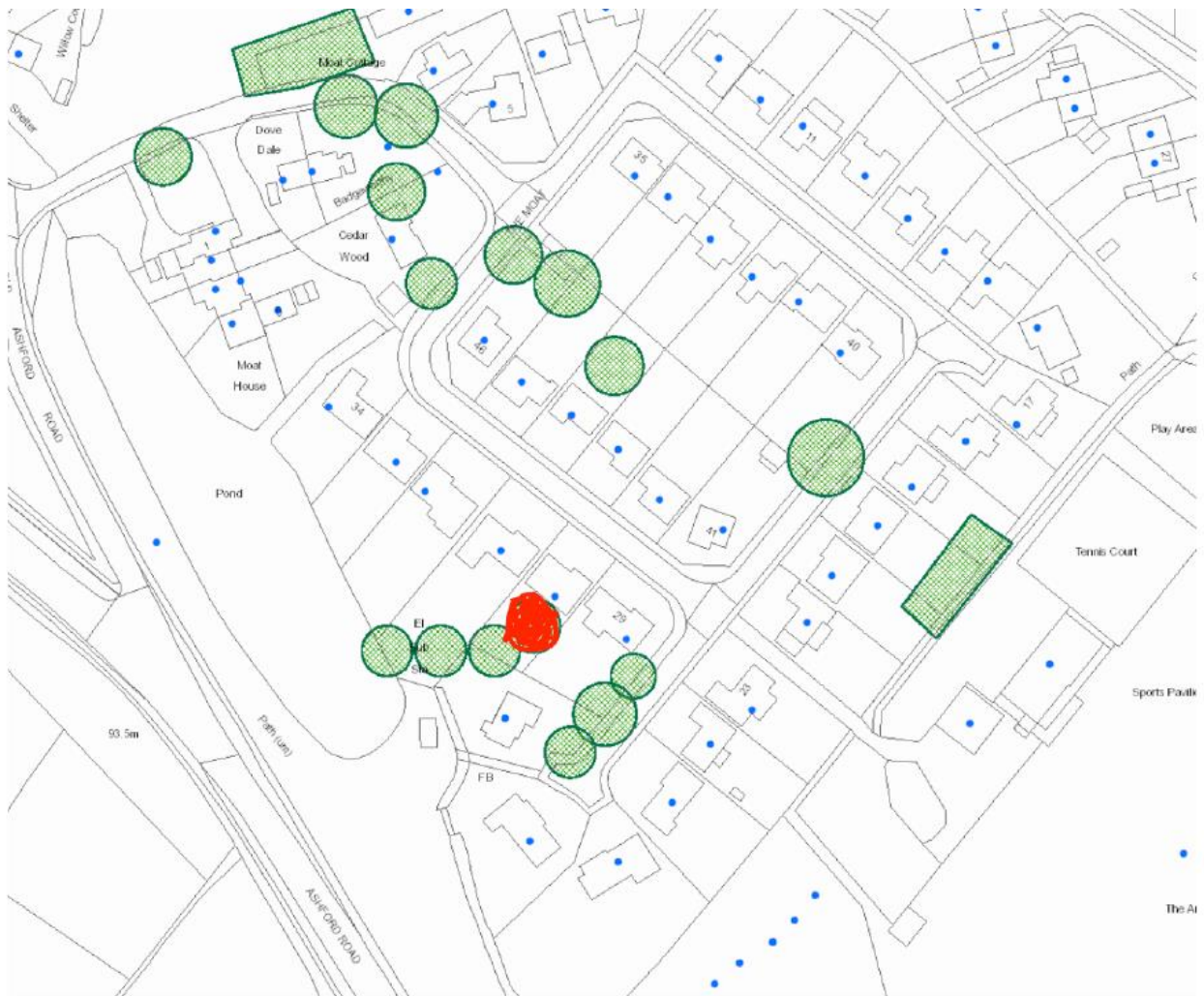
The Head of Planning & Development now has delegated authority, after consultation with the Ward Member, to confirm Tree Preservation Orders made by other Officers, but given the sensitive nature of this case, and the objections raised, he felt it should be decided by the Committee.

Representations

The written submission from an objector requests that the drawing below entitled 'TPOs Around the Property' is displayed during the presentation. This is not possible as the procedure for material submitted after the agenda has been published is that it is displayed in the update report.

The drawing is displayed below, but it should be noted that the Location Plan within the item Powerpoint slideshow is substantially the same but with the addition of the Conservation Area which also contains protected trees.

TPOs Around the Property



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