

## Planning Committee

Wednesday the 14<sup>th</sup> July 2021 at 7.00pm

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### 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

None

4. Schedule of Applications

- (a) **20/00610/AS** – Withy Farm, Goldups Lane, Chilham CT4 8JG - Part change of use of land from agricultural to residential and erection of detached ancillary annexe accommodation.

Additional representation

One additional letter of support received in respect of the amendment to the scheme.

One additional letter of objection received reiterating previous objection.

Insert

The recommendation at the end of the report should include the following:-

#### PERMIT

**Subject to the following Conditions and Notes, with delegated authority to the Strategic Development and Delivery Manager or Development Management Manager to make or approve changes to the planning conditions (for the avoidance of doubt including additions, amendments and deletions) as she/he sees fit:**

Delete

Condition 4 recommended at the end of the report.

- (b) **20/00711/AS** - Swanton House, Elwick Road, Ashford, Kent, TN23 1NN - Demolition of existing building and erection of two buildings comprising 34 apartments with associated access, parking and landscaping.

Errata

**Page 45** – typo: delete the repeated 'c/o agent'

**Page 72: paragraph 57** – insert Policy SP5 – Ashford Town Centre

**Page 81: paragraph 93** - the report incorrectly states that the site was sold to the

Borough Council. The site was purchased from KCC by 'A Better Choice for Property Development Limited' which is the VAT Registered development subsidiary of 'A Better Choice for Property Limited'.

**Page 84: paragraph 114** - the paragraph which contains an error – delete and substitute with the following;-

'Policy TRA3(a) of the ALP2030 deals with residential parking. As the site is located within the town centre the starting point minimum is 1 space per residential unit on average. Irrespective of the 1-bed, 2-bed and 3-bed apartment mix, the proposal would therefore need to provide a minimum of 34 spaces as the starting point.'

#### Insert

**Page 76: paragraph 69 final sentence** – insert after Policy SP1, 'and Policy SP5 which identifies that where a proposal would support the Vision then criteria including good design that makes a significant contribution to the character of the town centre and residential development providing a range of types of homes will need to be met. Policy SP5 also references the potential for deferred contributions as part of a flexible approach to matters of development viability and this is explored further below in this report'.

**Page 93: paragraph 160 final sentence** – after 'benefits' insert 'in accordance with the approach set out in Policy SP5 of the ALP2030'.

#### **Table 1**

*Delete* - the occupation related trigger points from Heads of Terms 1-14 inclusive

*Insert* – 'From any Deferred Contributions received' wording in Head of Term 2 the same as in all other Heads

#### Clarification

**Page 90: paragraph 154** – for the avoidance of doubt, the Scenario 1 (retain and conversion) scheme takes no account of s.106 contributions and therefore, as written, the paragraph is not on the basis of a 'like for like' comparison.

#### Clarification from the applicant

The applicant notes the comments made at page 87 paragraph 130 and suggests that any further provision of car charging points would require a new electrical sub-station. The applicant considers that this would be cost prohibitive.