

Planning Committee

Wednesday the 15th June 2022 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

None

4. Schedule of Applications

(a) 21/01914/AS - Proposed School Site, Land South East of Ashford Road, Great Chart, Kent.

Paragraphs 9 & 125 (pages 8 & 47)

230 cycle parking spaces are proposed, not 228 as stated.

Paragraph 208 (page 43)

The content of the table (below para 208) has not reproduced fully into the Agenda Pack. The table is provided in full below.

Tree Number	Species	Category	Works Proposed
A001	Small area of Blackthorn scrub within centre of site	C	Fell to facilitate installation of the running track.
H002	Maturing field boundary hedge alongside the A28	B	Fell section to facilitate construction of a substation.
H005	Field boundary hedge on edge of a watercourse within north-east part of site	B	Fell to facilitate construction of proposed parking area and sports fields.
H008	Maintained boundary hedge located on edge of a watercourse alongside Chilmington Green Road	B	Fell two sections to create site access.

T003	Small, multi-stemmed Hawthorn located on the edge of a watercourse in centre of site	C	Fell to facilitate construction of proposed sports pitches.
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(b) 21/00182/AS - Land between Arthur Baker Playing Field and, Ashford Road, Charing, Kent

No updates.

(c) 21/00681/AS – Land south east of Criol Barn, Bethersden Road, Shadoxhurst, Kent

Further written comments from Shadoxhurst Utilities and Drainage Team were received on 08 June 2022. The comments are summarised below:

- Consider PTP foul water drainage option should be discarded;
- Consider corrected Nutrient Neutrality Assessment that addresses current Natural England guidance should be submitted.

In response to the first comment the applicant has confirmed that the proposals do not rely on an on-site PTP foul water drainage system. As set out in paragraph 84 of the Officer report off-site mitigation measures will be required in order for this development proposal to achieve 'nutrient neutral' status.

In response to the second comment, given the uncertainty regarding timeframes and the potential for Natural England to issue further guidance prior to the determination of the planning application it is not necessary to require updated calculations until such a time as the Appropriate Assessment can be progressed.

No amendments to the Recommendation are necessary.

(d) 20/01432/AS – Littlecroft, Pluckley Road, Charing, Ashford, Kent, TN27 0AG

No updates.

(e) 22/0655/AS – 15 Hillcrest Close, Kennington, Ashford TN24 9QT

No updates.