

Planning Committee

Wednesday the 17th August 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) 21/01862/AS – Land at the Street and North of Court Lodge, The Street, Brabourne, Kent – Conversion and change of use to distillery (Sui Generis)

Information has been received about the new road signage limiting the lorry sizes along Canterbury road to those with a width no greater than 2.0m.

Additional representations have been received which highlight matters relating to the historic situation concerning the Magnum building and its perceived inadequacies which are not directly relevant to consideration of this planning application which is for a change of use of an existing building.

Para 8 requires clarification that the holiday let arrangements do not concern the main dwelling and relate only to one outbuilding on the site.

Para 29 should include reference to Policy ENV3b - Landscape Character and Design in the AONBs

Revised schedule of conditions:-

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. 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.

4. The ground floor of the Magnum building shall only be used for sui generis, distillation purposes and no other alternative industrial purpose.

Reason. In the interests of the Local amenities of the area and the protection of the AONB.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, no development shall be carried out under Part 7, 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

6. No external lighting shall be installed until details have been submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This submission shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles). The approved scheme shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area/the environment and wildlife/local residents from light pollution.

7. No external storage shall occur on site unless a scheme has been submitted to and approved in writing by the Local Planning Authority. The storage shall then be carried out in accordance with the approved details.

Reason: In order to protect the visual amenities of the locality

8. There shall be no servicing of the building, no goods shall be loaded or deposited and no vehicles shall arrive, depart, be loaded or unloaded, within the application site before 9.00am; or after 17.00 hours Mondays to Fridays: and none on Saturdays or at any time on Sundays or Bank or Public Holidays.

Reason: To protect the residential amenity of the locality

9. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in

writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework.

10. No development shall commence until a strategy to deal with foul water drainage is submitted to, and approved in writing by, the local planning authority.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.

11. The use of the building shall not commence before the installation of arrangements to manage and dispose of the water and the residue from the distillation process in accordance with details to be submitted to and agreed by the Local Planning authority. Those arrangements shall thereafter be retained in operation for the duration of the use hereby approved.

Reason : to ensure the surface water and residues do not compromise the local drainage system in an unacceptable way or cause water pollution or cause detriment to the local wildlife, thereby compromising biodiversity in line with paragraph 170 of the NPPF.

12. The use shall not begin until details of the bicycle storage facilities showing a covered and secure space have been submitted to an approved in writing by the Local Planning Authority. The approved bicycle storage shall be completed prior to commencement of the use and shall thereafter be retained and available for use

Reason: To ensure the provision and retention of adequate off-street parking facilities for bicycles in the interests of highway safety.

13. Before the use commences the proposed parking area shall be surfaced in permeable materials in accordance with the details submitted in Block plan PL0(03) and that area shall not thereafter be used for any purpose other than for the parking and manoeuvring of vehicles.

Reason: To ensure the provision and retention of adequate off-street parking facilities for vehicles in the interests of highway safety and to ensure efficient and sustainable natural drainage.

14. Prior to the first occupation of the ground floor of the Magnum building at least one electric vehicle charging point shall be installed. The charging points 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.

- (b) 19/01307/AS** - Site of former Ashford Hospital N H S Trust land between 3 and 23, Chart Road, Ashford, Kent – Full planning application for the development of a 75 bed care home and 7 residential dwellings at the site of the former Ashford Hospital, land between 3 and 23 Chart Road, Ashford, Kent

The applicant confirms that scheme would target compliance with Policy ENV7 of the Ashford Local Plan requiring all new residential development to achieve a minimum of 110 litres per person per day of water consumption. This would be secured through a planning condition.

There are 3 rain garden features in the care home which are part of the approach to draining surface water (or more accurately, retention of water to help maintain moisture levels and slow the rate of discharge).

The applicant has no objection to a condition requiring water saving features such as Water butts being provided for the dwellings. Such a condition should be added to current proposed list of conditions.

There is a commitment to provide solar panels on the care home building. Details can be provided through an appropriate planning condition which is already mentioned the report.

With regards to section 106 table 1 a final box across the bottom should be added with the following text.

“[Notices](#) must be given to the Council at various stages in order to aid monitoring. All contributions are index linked in order to maintain their value. The Council’s and Kent County Council’s legal costs in connection with the deed must be paid.

PLEASE NOTE:

- **If an acceptable deed is not completed within 12 months of the committee’s resolution, the application may be reported back to Planning Committee and subsequently refused.**
 - **Depending upon the time it takes to complete an acceptable deed the amounts specified above may be subject to change”**
- (c) 22/00249/AS** - Henwood Car Park, Henwood, Ashford, Kent – Erection of 23 no. residential dwellings for short-stay accommodation with associated access, parking, landscaping and amenity space

No updates

- (d) 22/00882/AS** - Oakleigh House, Watercress Lane, Ashford, Kent – Prior Notification of the proposed demolition of two buildings.

No updates