

Planning Committee

Wednesday the 9th November 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) **22/00510AS & 22/00511/AS** - Coldharbour Farm, Amage Road, Wye TN25 5DB – **Full Application (22/00510/AS)** for: Proposed change of use from offices to residential dwelling houses conversion of Oasthouse to provide a total of 6no.residential units and conversion of existing storage building to dwelling houses to provide 2no. residential units, together with reconfiguration of parking area and all associated external works (including hard and soft landscaping)

Listed Building Consent (22/00511/AS) for: Internal walls removed and new partitioning walls introduced with external window and door alterations to Oasthouse to enable change of use from office to residential dwelling-houses. Internal and external alterations/refurbishment of existing office building (at north of site).

Heritage Impact The interior of the listed oast has been greatly altered as a result of its previous use as an office. The relative lack of heritage features internally means that the impact on its heritage significance arising from the internal subdivision to create six dwellings and the introduction of staircases is relatively limited. The external works will maintain the distinctive form and unique character of the oast house. It is concluded that the proposed works would be the optimal use of the building and cause less than substantial harm. That harm, resulting from altering the listed building, is appropriate to its reuse for residential purposes and the alterations to the other buildings will not unacceptably detract from its setting. As stated in the report, the proposal therefore complies with the heritage requirements of the NPPF.

- (b) **22/00569/AS** - 240 Beaver Road, Ashford, Kent, TN23 7SW - Convert 3-bedroom 2-storey house to 2 self-contained flats single occupancy, for social housing

Stodmarsh. Under the Council's adopted screening process the assessment of potential impact on the Stour catchment could result in an increase in nutrients. T because the calculation is based upon average occupancy rates. The average occupancy for a dwelling is 2.4 people and the average occupancy for a flat is 1.75 people. Applying this methodology the occupancy of the proposed development would actually be greater than for the existing dwelling. The proposal therefore requires further assessment to see if the occupancy of the flats can be secured by condition to be no more than 1 person per flat as stated in the report.

Therefore it is proposed to make the recommendation subject to the standard requirement as follows:

Subject to the applicant submitting information to enable an Appropriate Assessment under the Habitats Regulations to be adopted by the Head of Planning and Development which identifies suitable mitigation proposals such that, in their view, having consulted the Solicitor to the Council & Monitoring Officer, and Natural England, the proposal would not have a significant adverse effect on the integrity of the Stodmarsh SAC, SPA and Ramsar Site; and with delegated authority to the Development Management Manager or the Strategic Development and Delivery Manager to add, amend or remove planning conditions as they see fit to secure the required mitigation;

Slightly re-worded Condition No. 5. The condition is slightly reworded to allow for provision of the EV Charging Point within the adjacent public car park which is also Council-owned:

The approved dwellings shall be provided with at least one electric vehicle charging point prior to first occupation in accordance with details which shall have been approved by the Local Planning Authority in advance. This must be provided to Mode 3 standard (providing up to 7kw) and SMART (enabling Wifi connection). Approved models are shown on the Office for Low Emission Vehicles Homecharge Scheme approved chargepoint model list:

<https://www.gov.uk/government/publications/electric-vehicle-homecharge-scheme-approved-chargepoint-model-list>

Proposed additional Informatives:

The applicant should note the code of practice hours in relation to potentially noisy construction/demolition activities which are 0800-1800 Monday to Friday, and 0800-1300 hours Saturday. Noisy works should not, in general, occur outside of these times, on Sundays or Bank/Public Holidays.

In addition, the applicant should note that it is illegal to burn any controlled wastes, which includes all waste except green waste/vegetation cut down on the site where it can be burnt without causing a nuisance to neighbouring properties.

Finally, the applicant should take such measures as reasonably practical to minimise dust emissions from construction and demolition activities and for that purpose would refer them to the IAQM guidance on controlling dust on construction sites.