

APPLICATIONS FOR DISCHARGE OF CONDITIONS.

To note that the following applications have been made for Discharge of Conditions:

Planning Applications:

- | | |
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| <u>16/00706/CONA/AS</u> | <u>3A Smallhythe Road.</u>
Discharge condition 2.
WITHDRAWN BY APPLICANT. |
| <u>16/01853/CONR/AS</u> | <u>Land south west of Recreation Ground Road and north and east of Smallhythe Road.</u>
Part discharge of condition 76: Plots 31, 36, 38, 51, 67, 74, 77 & 92.
PERMIT. |
| <u>16/01411/CONB/AS</u> | <u>Land at North East side of Pickhill, Smallhythe Road</u>
Discharge of Conditions 3, 5, 6, 7, 8, 10, 13 & 16
REFUSE. |

DECISIONS OF ASHFORD BOROUGH COUNCIL'S PLANNING COMMITTEE.

The following decisions have been made:

PLANNING APPLICATIONS:

- | | |
|--------------------------------|--|
| <u>17/01082/AMND/AS</u> | <u>Hillside, Cranbrook Road.</u>
Revision to the reduction in footprint to the side and change of external material and design of single storey rear extension, addition of window and flues on planning permission 17/01082/AS for proposed first floor extension with increase in roof height, single storey extension, porch and detached double garage.
AMENDED PLANS APPROVED. |
| <u>18/01041/AS</u> | <u>Haffenden Farm, Bugglesden Road.</u>
Change of use of agricultural land to reside with erection of a dwelling to accommodate key agricultural worker.
PERMIT. |
| <u>18/01094/AMND/AS</u> | <u>Heronden, Smallhythe Road</u>
Non Material Amendment under s96a to vary part of condition 13 for a change to the location of additional trees on planning permission 18/01094/AS for proposed dwelling and associated external works.
AMENDED PLANS APPROVED. |
| <u>18/01518/AS</u> | <u>The Woodlands, Swain Road.</u>
Proposed Stable block comprising 6 stables, hay store, tack room, feed room, store room and domestic 20m x 40m arena with access track.
REFUSE. |
| <u>18/01529/AS</u> | <u>3 Highbury Lane.</u>
Change of use of B1 (office) on first floor use to ancillary use to the A3 cafe on the ground floor, and internal alterations to allow use of the upstairs toilet in association with the cafe, and additional prep and storage area and change of use of the front outside area to A3 delicatessen/ cafe to allow outside dining and modifications to the ground floor front windows. Includes a canopy on the front elevation. (part-retrospective).
PERMIT. |
| <u>18/01734/AS</u> | <u>22A High Street.</u>
Installation of outdoor air conditioning condenser units.
PERMIT. |

18/01735/AS

22A High Street.

Fit out of premises at ground floor level only. Installation of fascia and projecting signs and refurbishment of existing. Installation of outdoor air conditioning condenser units.

GRANT CONSENT.

18/01783/AS

Herondon Lodge, Smallhythe Road

Single storey linked extension.

PERMIT.

18/01785/AS

Herondon Lodge, Smallhythe Road

Single storey linked extension; part-removal of, and extension to, existing flat roof element; removal and replacement of internal partition walls; new internal timber panel to inside of original front door; new window and rooflight.

GRANT CONSENT.

18/01800/AS

Fairlight, Cranbrook Road.

Demolition of existing outbuildings and construction of single storey kitchen extension and two storey side extension with annexe accommodation.

PERMIT.

18/01814/AS

3 Highbury Lane.

1 no. front non-illuminated fascia sign (retrospective).

GRANT CONSENT.

18/01839/AS

Tesco Stores Ltd, Smallhythe Road.

Prior approval for a solar photovoltaic system mounted on a mounting rail system.

PRIOR APPROVAL NOT REQUIRED.

19/00005/AS

Chadshunt, Ashford Road, St Michaels.

Proposed infill extension and further extension to the rear. Minor internal alterations and changes to fenestration to rear.

PERMIT.

19/00022/AS

White Owl Barn, Reading Street.

Single storey extension.

PERMIT.

19/00023/AS

50 Wayside Avenue.

Single storey side/rear extension.

PERMIT.

19/00056/AS

12 Pierce Lane.

Single storey conservatory to the rear elevation.

PERMIT.

19/00065/AS

1 to 12 and 20 to 23 Priory Way.

Replacement of UPVC windows and doors.

PERMIT.

TREE APPLICATIONS:

19/00008/TC

Cedar Court, Woodbury Lane.

T1 Willow – to re-pollard to historical cuts and remove up to 2m of main stems exhibiting signs of rotten heartwood.

RAISE NO OBJECTION.

19/00012/TC

2 Willow Tree, Highbury Lane.

T1 Holly – to dismantle leaving 1m stem, allow to re-coppice;
T2 Beech – to crown reduce by 30 percent, removing approx. 2m of growth; T3 Hawthorn – to formative prune; T4 Shrub – to fell (for information only).

RAISE NO OBJECTION.

Planning Committee 11th March 2019
Submission of Appeal by Redrow to the Planning Inspectorate
Agenda Item 10

Information Item

We have received notification from Ashford Borough Council that Redrow have submitted an appeal in respect of Planning Application 18/00448/AS. The Borough Council will be writing to residents as soon as Planning Inspectors have provided a start date.

Redrow have submitted a new Reserved Matters application for the site access (vehicular and pedestrian); Application No. 19/00243/AS has been assigned, however, at the time of the agenda mailout, the application was not on Ashford's Planning portal.

We have been told that Redrow have indicated that they will be submitting a further Reserved Matters application that will largely be a duplicate of 18/00448/AS and it is expected that this will be submitted in early March.

C. Gilbert

Claire Gilbert
Deputy Town Clerk



NOTICE OF ADOPTION

**Planning and Compulsory Purchase Act 2004 (as amended)
The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)**

**Ashford Borough Local Plan 2030
Adoption Statement: 21st February 2019**

Notice is hereby given in accordance with Regulations 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) that the Ashford Borough Local Plan 2030 was formally adopted by Ashford Borough Council on 21st February 2019.

This replaces the saved policies within the Ashford Local Plan (2000) and the policies within the Ashford Core Strategy (2008), the Ashford Town Centre Area Action Plan (2010), the Tenterden and Rural Sites Development Plan Document (2010) and the Urban Sites and Infrastructure Development Plan Document (2012).

The development plan for Ashford Borough now consists of the Ashford Local Plan 2030, the Chilmington Green Area Action Plan (2013), the Wye Neighbourhood Plan (2016), the Pluckley Neighbourhood Plan (2017) and the Kent Minerals and Waste Local Plan (2016).

The Ashford Local Plan 2030 was submitted for independent examination on the 21st December 2017. The examination was conducted by Mr David Smith and Mr Steven Lee, planning inspectors appointed by the Secretary of State. The examination included public hearing sessions, held between 11th April and 13th June 2018.

The Inspectors' report was issued on 2nd January 2019 and concluded that the Local Plan 2030 is sound and legally compliant subject to the Inspectors' main modifications pursuant to Section 23(3) of the Planning and Compulsory Purchase Act 2004. The adopted version of the Local Plan incorporates all of the main modifications required by the Inspectors.

The adopted Local Plan 2030, the Policies Map, Adoption Statement and Sustainability Appraisal (incorporating the Strategic Environmental Assessment) can be viewed on the council's website at <https://www.ashford.gov.uk/planning-and-building-control/planning-policy/local-plan-to-2030/>

Hard copies are available for inspection, during the opening hours, at these locations:

- Ashford Borough Council Offices
Civic Centre, Tannery Lane, Ashford, Kent TN23 1PL
8.30am - 4pm (Monday to Friday)

- Ashford Gateway Plus
Church Road, Ashford, Kent TN23 1AS
9am - 6pm (Monday, Tuesday, Wednesday and Friday)
9am - 8pm (Thursday)
9am - 5pm (Saturday)
The documents will be placed in the Reference Library on the 1st Floor
- Charing Library
Market Place, Charing, Ashford, TN27 0LR
Closed (Monday and Wednesday)
9am - 12 noon (Tuesday)
9am - 5pm (Thursday)
2pm - 5pm (Friday)
9am - 1pm (Saturday)
- Tenterden Gateway
2 Manor Row, Tenterden TN30 6HP
9am - 5.30pm (Monday to Friday)
9am - 4pm (Saturday)
- Wye Library
6 Upper Bridge Street, Wye, Ashford TN25 5AF
Closed (Monday and Wednesday)
9am - 12 noon (Tuesday)
2pm - 6pm (Thursday)
9am - 5pm (Friday)
10am - 2pm (Saturday)

Any person aggrieved by the adoption of the Local Plan 2030 may make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004 on the grounds that the document is not within the appropriate power of the local planning authority and/or a procedural requirement has not been complied with.

Any such application must be made no later than the end of the period of six weeks beginning with the day after the date the Local Plan was adopted. For further queries, please contact the Planning Policy Team by email at planning.policy@ashford.gov.uk or by calling 01233 330 229.

NEIGHBOURHOOD PLAN INFORMAL MEETING HELD ON 12TH FEBRUARY 2019

Notes of an informal meeting of the appointed councillors to the Neighbourhood Plan Cllrs Crawford, Mrs Curteis & Mrs Walder and Richard Masefield, Graham Smith and Sue Quinton. Lesley Owers was also present.

John opened the meeting by welcoming Sue Quinton and Graham Smith to the group.

The notes below refer to the agenda item numbers:

- 1a) Once the designation of the Neighbourhood Area is decided the NHP will be formally launched and there will be an open session with the local community. We are expecting notification by the end of this month.
 - b) Cllr Crawford wrote a synopsis of the council meeting with Simon Cole to the TTC planning committee earlier this week. This is attached at the end of these informal notes. Cllr. Walder said she did not want this initiative to be held up, as this needs to be completed at the earliest opportunity. The scope is narrow to ensure we have the greatest chance of success. As regards the Recreation Ground, the only thing that has been planned is the remodelling. When the Local Plan is finally approved the designated of as an open space. Ian Grundy from Ashford Borough Council will be asked to advise on the level protection afforded by open space designation.
 - c) There was a preliminary meeting held in January and this was to focus on local Green Spaces, to appoint Jim Boot and to provide input into the creation of the Terms of Reference.
 - d) There is now a dedicated area within the TTC website to report progress on NP. Cllr. Walder offered to take on the social engagement side, but it was suggested that a Communications Officer would be needed who would be dedicated to communications. It was agreed that Steering Committee members would have access to Dropbox for working documents
 - e) Phil Burgess has spoken to KALC re donations and they are permissible by private individuals. We will have a nominal account spreadsheet and the fiscal cash side will be managed by the Council. A Glossary of Terms will be requested from Jim Boot to cover definitions such as stakeholder.
 - f) Until the steering committee is formally set up, one of the three councillors will facilitate these informal meetings. It was agreed that the committee will comprise of 3 councillors and 8 residents and ideally be community led. The Steering Committee will make recommendations to the Council and this number was agreed to be the optimum number for decision making. It is recognised that the Council must approve key documents - Jim Boot to advise which documents they should be. Additional members will be required for the sub projects and one off activities. There was discussion as to whether we need more people before the launch. Siggie Nepp and Sam Reed were suggested. All members of the Steering Group will need to sign a Disclosure and a Code of Conduct - if they were not prepared to sign it unfortunately they cannot become members of the steering committee.
2. The Spring TTC Newsletter was now in circulation. Richard Masefield shared with the Committee two documents, Historic England and Guidelines for Landscape and Visual Impact Assessment, which he would like, circulated to the members. It was confirmed that

Tenterden recreational ground is planned to be remodelling. The Local Plan once approved will show that Tenterden and St Michael's recreational ground will be designated as open space.

3. As regards pre-launch planning Richard Masefield suggested meetings every other week working up to the launch. Jim Boot would need to be involved at the first meeting to provide advice. It was agreed that everyone writes to John, copying in Kate and Jean with any questions and discussions that are needed to be put to Jim Boot.
4. Membership joining procedures for new members should be included in the discussions with Jim Boot.
5. John will share the final version of the Terms of Reference and then put them on Drop Box and then the Cllrs. will take them to the Planning Council to get them signed off.
6. Grant applications. Terrie Simpson is away at the moment. All applications should be read by the committee with the town clerk being responsible for submission.
7. We need to consider when we wish to meet up with Ian Grundy our ABC representative. It was agreed we should compile a list of questions beforehand.?
8. Kate would compile a list of stakeholders who they feel should be included in this list. Sue Quinton would start to put a list of consultees together.

Planning Committee 11th February 2019
Information Update - Neighbourhood Plan and Supplementary Planning Document
4th February 2019 - Simon Cole Discussion
Agenda Item??

A meeting was held with Simon Cole, Head of Ashford Planning Policy Unit to discuss the objectives of the Neighbourhood Plan (NP) and the Supplementary Planning Document (SPD).

The following are the salient points from the meeting:

1. It was agreed that the scope of the NP and SPD was a political decision to be made by the Tenterden Town Council.
2. Simon explained the hierarchy of the different documents. NP is a statutory plan and holds the highest weight along with the local plan. The NP can introduce new policies, whereas a SPD is adopted by Ashford to supplement existing local plan policies and is material in planning decision making. There is also a significant difference in the constitution, evidential burden, examination and the referendum.
3. NP was introduced to allow communities to shape development in their area. It becomes part of the Local Plan and the policies contained within them are then used in the determination of planning applications. It must not conflict, but support the existing policies in the Local Plan. Robust evidence must be produced and pass a soundness test for them to become adopted. Ridged assessment takes place by the LPA and by an independent examiner before finally sent to the community for a referendum.
4. SPD purpose is to add further detail and guidance to the policies in the Local Plan for Parishes such as Tenterden. It must not conflict, but support the policies in the Local Plan. Though they are not part of the development plan, these documents are considered material when determining planning decisions. Evidence has to be produced to satisfy the LPA for them to be adopted. There is no independent examination nor do they go to referendum.
5. Simon expected the neighbourhood area designation to be approved by the end of February and he saw no reason why we should not proceed whilst waiting for the official designation.
6. Simon's view supported by Jim Boot that a narrowly defined Neighbourhood Plan is the way to achieve the Green Spaces plan.
7. Cllr Crawford and Walder emphasised the points that there is a considerable community ground swell for a green space NP. Both the community and the council will not be adopting a fortress Tenterden mentality. It is important that community timescale expectations are carefully managed as it was they who requested the NP.
8. The SPD objectives were discussed in some length and Simon will write back to the council advising which topics cannot easily be covered within the SPD. However, he did give some immediate feedback covered below.
9. Simon recommended that the green space section be taken out of the SPD
10. The conservation area topic could be included in Ashford's Conservation Area Designation, Appraisal and Management (CAMP) project. Tenterden could be engaged as an active participant if it so wishes. The purpose is to manage change in a way that conserves and enhances historic areas such as the linear high street. Simon advised that the SPD approach would probably require separate specialist advice and that a separate, bespoke meeting should take place to address its contents and approach.
11. The revitalisation of the high street would probably consist of a number of projects and would require different levels of funding. It was stated that Cllr Graham Galpin recommended we join Ashford in applying for funding from central government. The list of projects would fit neatly into the SPD or could be kept separate. The conservation element, (as set out in the SPD), has a

crucial role in the work currently being done in relation to the High Street and the best outcome would result from use of the CAMP project as this would enable a proper review.

12. Traffic flow management needs a lot of further work, in particular with KCC and maybe this should be treated as a separate project. The issue with buses turning around at the Vine was understood, but one of the alternatives is to give the problem to the bus companies and ask them to move the termination point. If funding is required, the bus company could approach central government. Until the outcome is agreed it is difficult to ascertain if this should be included in the NP.
13. Though the development criteria is extra detail to the local plan HOU3A and HOU5, Simon will read in detail and advise what can and cannot be included within the SPD. Some aspects may only be covered by a NP.
14. Simon advised we should continue with the single green space topic NP and if necessary:
 - a. extend the NP scope at a later date once the deliberations of above are concluded, or
 - b. once the NP is complete, update with additional topics so it becomes a two phased approach

Conclusion

Until we receive written feedback from Simon with his views on the above, there is no point as of today considering the merits of extending the NP scope as there are too many moving parts. Once we have clarification, we may decide to discuss the merits of extending the scope or have a two phase approach in developing the NP.