



**A meeting of the Planning committee,  
was held on Thursday, 27 April 2023 starting at 6.30pm,  
at the United Church, Faversham Road.**

**31/23P To note those present, to receive and consider for approval, apologies for absence and reasons given.**

**Present:** Cllr Charles Ellis (Chair), Cllr John Seaton, Cllr Chris Morley (substitute)

**Not Present:** Cllr Ellie Crook, Cllr Shafi Khan and Cllr Carole White

**Apologies:** Cllr Alan Cooper

**32/23P To declare any Disclosable Pecuniary Interests (DPIs), Other Significant Interests (OSIs) or Voluntary Interests (VIs) relating to items on the agenda.**

Cllr Ellis declared he lives in the same road as a planning application for consideration but this but not adjacent.

**33/23P Public Open Session**

No public wished to comment at this point.

**34/23P To consider and adopt the Minutes of the Planning Committee Meeting held on 16 March 2023**

**Resolved:** Agreed the minutes of the meeting held on 16th March as circulated were agreed and adopted as a true record by unanimous vote.

**Action:** Clerk to publish signed minutes on the website.

**35/23P Conningbrook Park Development: to note any update and discuss, agree any next steps/action.**

**Agreed:** Clerk to find out to the following:

1. What will be happening re heavy goods vehicles?
2. Conningbrook avenue usage, is there a construction management plan re this.
3. When would a site visit be available.

**Action:** Clerk to contact developers and report back at next suitable meeting.

**36/23P Aldi Development: to note any update and discuss, agree any further next steps/actions.**

**Agreed:** Await any further developments on this site, keep on agenda for future discussions.

**Action:** Agreed the Clerk to add to next agenda.

**37/23P Conningbrook Lakes Phase 2 (S19) Development: to note any update and discuss, agree any next steps/actions: to note any update and discuss, agree any next steps/actions.**

**Agreed:** The Clerk to add to write to ABC and ask for the s106 current status for this development and as with all current developments.

**Action:** Clerk to contact Ashford Borough Council and report to next suitable meeting.

**38/23P Orchard Farm Development: to note any update and discuss, agree any next steps/actions.**

**Agreed:** Cllr Morley agreed to look into local plan re how many houses were initially agreed so as clerk can approach ABC to see if further S106 monies have therefore been requested/agreed.



**Action:** Councillor Morley to look at local plan and advise clerk  
**Action:** Clerk to contact Ashford Borough Council once questions have been determined.

**39/23P Trinity Lakes (S20) Development: to note any update and discuss, agree any next steps/actions.**

**Agreed:** Clerk to contact other Clerks and add response to next suitable meeting  
**Action:** Agreed the Clerk to add to next agenda

**40/23P East Mountain Lane Development: to note any update and discuss, agree any next steps/actions.**

**Agreed:** Await any further developments on this site, keep on agenda for future discussions.  
**Action:** Agreed the Clerk to add to next agenda

**41/23P Greater Ashford Land Mapping: to agree any next steps/actions**

**Noted:** Discussion awaited with KALC Ashford, representatives to report back  
**Agreed:** Further discussions required, add to June agenda  
**Action:** Clerk to add to June agenda

**42/23P Planning applications –**

**a) To note notified decisions made by ABC**

**Noted:** No decisions were received.

**b) To note applications received and agree comments/responses /objections/support/extension to consider further.**

OTH/2023/0784 - Mayflower Cottage, Ball Lane  
OTH/2023/0698 - 11 Furley Close  
PA/2023/0683 - Vine Hollow, Church Road  
PA/2023/0669n- Dobbies Garden Centre

PA/2023/0590 - 27 Crofton Close: Agreed decision stands as discussed and agreed with previous application.

Although we are sympathetic to this project and models of smaller care homes in residential areas, We have some concerns about the amenity impact of this particular proposal because of its location.

And would like to place an Object comment on

The Planning Statement has a number of claims which are either contradictory or are unsupported. For example:

Para 3.2.2 indicates that "there would be a maximum of 6 staff on duty at any one time" but there are only four car parking spaces on the property. The 'next' shift will presumably need to arrive before the previous shift leaves, leading to additional car movements.

Para 5.2.2 says "there is sufficient unrestricted onstreet parking in Crofton Close to accommodate additional parking without causing any highway safety concerns and



this would be similar that experienced in its current use as a dwelling." but I am not aware of any objective measure that indicates the amount of onstreet parking which is to be "that experienced in its current use as a dwelling."

5.2.4 states "There will be minimal visitors to the site as it is only a four-bed care home and it is expected that this will not lead to any additional visitors over and above the number of visitors expected for the existing five bed residential dwelling." I am not aware of any objective measure for the number of visitors expected for the existing five bed residential dwelling.

Para 5.3.1 states "an 8 hour shift pattern being 08:00 – 16:00, 16:00 – 00:00, 00:00 – 08:00". I disagree with the statement that "the shift changeover would not occur during unsociable hours." as midnight would be considered unsociable by many residents. It goes on to say "Notwithstanding this, should staff arrive during unsociable hours, this is not dissimilar to the activity that would be associated with a five bed dwelling with occupiers potential working unsociable hours themselves." I am not aware of any objective measure that indicates the normal level of activity associated with a five bed dwelling.

Finally, any amenity impact will occur on seven days of each week, without a break, whereas in most residential areas there is a blend of activity levels across a week which is generally thought to be less intrusive.

PA/2023/0446 - 2 Walnut Close

**43/23P Items for inclusion on the next agenda**

1. Street naming to be add to June agenda.
2. Kent County Council traffic survey – look at whether we can push to ask for a new one to now be done.

**44/23P Date of next meeting.**

**Agreed:** The next meeting will be decided following the Annual meeting on May 17th

**Action:** Clerk and Chair of Planning committee to decide on next meeting date following annual meeting

**Action:** Clerk to arrange once date has been discussed

**45/23P Close of meeting.**

The meeting closed at 19.38.