

SHADOXHURST PARISH COUNCIL

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MINUTES 419

Minutes of the Ordinary Parish Council Meeting held in The Pavilion on Wednesday 14 February 2018 at 7.30 pm

PRESENT: Mr D Ledger (Chair), Mrs S Ellis, Mrs C Procter, Mr K Carroll, Mr S Cass
Mr R Crowley and Mr M Richmond Coggan

PARISH CLERK: Mrs J Batt

BOROUGH COUNCILLORS:

COUNTY COUNCILLOR:

MEMBERS OF THE PUBLIC: There were 3 Members the Public present, for part of the meeting.

1. APOLOGIES FOR ABSENCE

An Apology for absence was received from Borough Councillor Mrs A Hicks, Mr G Bradford and County Councillor Mr M Angell.

2. DECLARATIONS OF PECUNIARY AND SIGNIFICANT INTEREST

Declarations of Pecuniary Interest

There were no Declarations of Pecuniary Interest.

Declarations of Significant Interest

There were no Declarations of Significant Interest.

i) Updating of Declarations of Interest for the Code of Conduct

Councillors are reminded that they should update their Declarations of Interest with the Monitoring Officer if necessary.

Councillors are also reminded of their common-law responsibilities with regard to pre-determination and fettering of discretion in relation to agenda items.

3. ACCEPTANCE OF MINUTES OF PREVIOUS MEETING

Minutes 418 of the meeting held on 10 January 2018 were accepted and it was unanimously agreed that Mr Ledger should sign them.

Proposed Mrs Procter Seconded Mr Cass

4. MATTERS ARISING FROM THE PREVIOUS MINUTES

The Terms of Reference for the Village Forum and Utilities and Services Sub Committee have been removed from the agenda and the formation of committees is to be discussed under item 7.

5. PUBLIC INTERVAL

The meeting was opened to the Members of the Public present from 7.36 – 7.41 pm during which time those present discussed the problems caused by lorries around the village roads.

6. PLANNING

Please see attached list.

Resolution to Disband the Planning Committee

The Clerk reported that, unless councillors wish to hold separate Planning Committee meetings, where the decision as to whether to support or object to a Planning Application is taken they should disband the Planning Committee and all councillors should attend any site visits or meetings regarding planning applications.

Resolution: Councillors unanimously agreed to disband the Planning Committee.

Proposed: Mr Richmond Coggan Seconded Mr Cass

For the next month, Mr Richmond Coggan will review the planning applications and inform councillors if a site meeting is required

Discussion and Decision on action to be taken on any other matters related to Planning issues within the Parish

Councillors agreed the content of a letter to be sent to ABC regarding conditions 30-31 on The Kings Head Field development.

Following a letter from ABC regarding the name of The Kings Head Field development, suggesting the name Kings Close, Councillors agreed the name and responded to ABC on 9 February.

Application to Divert part of Public Footpath AW327 and Extinguish Public Footpath AW328

This matter is ongoing. At the moment KCC will not divert Path AW327 and has been asked to ask Pentland to surface Path AW328.

Local Plan Update

Nothing to report.

Chilmington Green

Nothing to report.

7. CORRESPONDENCE, FINANCE AND OTHER COUNCIL BUSINESS

ABC re Notice of Submission of Local Plan
ABC Re Name of Development at rear of Kings
South East Water Creating a Vulnerability Strategy

EMAIL CORRESPONDENCE – Forwarded to all Councillors with email

ABC re Gypsy and Traveller Sites DPD

A resident phoned to inform the council that there was a surveyor in the field behind Eastwell Close. Councillors were aware of this.

Bank Reconciliation - Long Term Deposit account

Opening Balance	610.00	Balance per Current Account	910.00
Transfer of 2 x uncashed Deposit cheques	<u>300.00</u>		
	910.00		

Bank Reconciliation – Treasurers Account

Opening Balance	27402.25	Balance per Treasurers Account	56832.25
Add Receipts	<u>82859.24</u>	Plus Uncleared Receipts	00.00
	110261.49		56832.25
Less Payments	<u>52879.24</u>	Less Uncleared Payments	00.00
	57382.25		56832.25
Less Earmarked Funds	<u>6892.28</u>	Plus Uncleared Deposit Received	000.00
AVAILABLE FUNDS	50489.97		56932.25
		Less Uncleared Deposit Refunds	<u>450.00</u>
			56382.25
		Village Hall and Pavilion a/c	<u>1000.00</u>
			57382.25
		Less Earmarked Funds	<u>6892.28</u>
		AVAILABLE FUNDS	50489.97

Accounts to be paid

PAYEE	DETAILS	CHQ NO	NET	VAT	GROSS
Mrs J Batt	Salary Expenses General Admin SLCC	1017	451.75 9.00 20.72 32.50		513.97
Bibby (Lodestar Cleaning)	Cleaning Caretaking	1018	188.94 48.49	47.49	284.92
ABC	Grounds Maintenance	1019	1900.00	380.00	2280.00
V H Hirer	Hiring Charge Refund	1020	34.00		34.00
Colour Thirst	Printing Newsletter	1021	156.00		156.00
Open Spaces	Subscription	1022	45.00		45.00
South East Water	Pavilion Water	1023	41.12		41.12
South East Water	Hall Water	1024	76.16		76.16

Councillors unanimously agreed to pay the above accounts and agreed with the Direct Debit Payments taken on 17 of each month.

EDF - £177.00 – Village Hall and EDF - £38.00 – Pavilion

Proposed Mrs Ellis Seconded Mr Richmond Coggan

Earmarked Funds

	Balance 08.11.17	+/- Dec	Balance 13.12.17
Recreation Facilities	3500.00		3500.00
Bulb and Tree Planting + Planters	100.00		100.00
Recycling – Reallocated to Major Village Hall and Pavilion Refurbishment Painting Village Hall	NIL		NIL
Bus Shelters	300.00		300.00
Contingency	457.31		457.31
Website Budget 2017/2018 To date Paid at this meeting		600.00 -570.99 -273.00	-243.99
Millennium Sign Budget 2016/2017 Budget 2017/2018		200.00 200.00	400.00
Tree Surgery Budget 2017/2018		200.00	200.00
Recreation Field Drainage Budget 2017/2018		1000.00	1000.00
Village Events Account	1178.96		1178.96
TOTAL	5536.27	1356.01	6892.28

Data Protection

The council must employ an independent Data Protection Officer.

The Clerk cannot act as DPO on the grounds of conflict of interest, independence, knowledge and time constraints.

Councillors cannot act as DPO on the grounds of conflict of interest, independence and knowledge.

The Kent Association of Local Councils sent out a list of Data Protection Officer service providers and the Clerk will contact them to ask for a quote. KALC is not recommending the companies. Any contact is a private matter between the council and the organisation.

Purchase of Parish Council Laptop Computer

Two quotations from IT companies to provide, set up and maintain a laptop for the council have been received

Company A £791.30 plus VAT

Company B £859.17 plus VAT

Resolution: Councillors unanimously agreed to accept the quotation from Company A. Mr Richmond Coggan will contact the company to clarify one or two points.

Proposed Mr Richmond Coggan

Seconded Mr Cass

Grass Cutting Tenders

One tender has been received and after consideration councillors asked the Clerk to ask the company to retender along with 2 other companies.

Newsletter

Mr Ledger sent the newsletter to Colour Thirst for printing. Although pleased with the result Councillors agreed that the council cannot sustain the cost, so it was agreed to apply for a Ward Member Grant from our Borough Councillors to pay for the cost for the forthcoming year

Transparency

Councillors will continue to monitor the website to ensure that all documents required under the Transparency Act are on the website and will inform the Clerk immediately of any errors or omissions.

Joint Parishes' Lobbying Letter Update

Damian Green MP has written to the Minister asking for a meeting and we are waiting for confirmation of a date.

Sub Committees, Committees and Advisory Committees

As all Councillors wish to be included in all the decisions made in relation to the Parish Council, it was agreed that the council will only appoint members to Advisory Committees. The formation of Advisory Committees will be included on the next agenda.

Shadoxhurst Logo

Resolution: Councillors unanimously agreed the Shadoxhurst Parish Council Logo.

Proposed Mr Richmond Coggan Seconded Mrs Proctor

Conservation Area Advisory Panel

Mr Cass, Mr Crowley and Mr Richmond Coggan declared an interest in sitting on the panel

8. CHAIRMAN'S REPORT

Since our last meeting I attended a county wide KALC workshop for Chairmen and Vice Chairmen of each Borough KALC Group, the minutes of this and a subsequent Ashford KALC meeting have been circulated through Judith. Sheila and I also attended a drop-in event hosted by Aldington Parish Council held to ask their residents if they wished to begin a Neighbourhood Plan or Village Envelope exercise or indeed neither of these. It was interesting to see how much the few other Parishes that are on this road have spent, so far Rolvenden has spent in the region of £30,000 and have still not finished it. Other Parishes have spent £10,000 - £20,000 on it. We also attended the Pentland Jarvis masterplan for Kingsnorth drop-in session recently too.

9. SHADOXHURST WEBSITE

Mr Stanley will be asked to upload the newsletter and Mrs Ellis will upload the village events, but she was unsure as to whether she could upload the alerts from KCC.

10. **VILLAGE HALL, PAVILION, RECREATION FIELD, VILLAGE GREEN AND SIGN
Inspection of Village Hall and Pavilion before and following Hiring**

Mrs Ellis and Mr Ledger in February

Mr Cass in March

Mr Crowley in April

General Issues relating to the Village Hall

Lodestar will deep clean the hall during the Easter Holiday.

General Issues relating to the Pavilion

Lodestar is now checking that there are supplies of toilet rolls soap and hand towels in the Pavilion.

General Issues relating to the Field/Car Park/Play Area/Village Sign/Village Green

The fence has still not been mended

Mr Richmond Coggan will arrange for the sign to be refurbished

Booking Form and Arrangements

The Clerk will meet with Councillor Ellis to review the booking form and arrangements for booking the hall and pavilion and will report back at the next meeting.

Community Exercise Equipment

The order was placed on 18 January and has been processed. The Contracts Manager will visit Shadoxhurst towards the end of the month to do a site assessment. Mr Crowley and Mrs Procter will meet with him.

11. **BOROUGH COUNCILLORS REPORT**

Neither councillor was at the meeting.

12. **COUNTY COUNCILLORS REPORT**

Councillor Angell was unable to attend the meeting.

13. **OUTSIDE REPORTS**

Footpath Warden

Nothing to report.

14. **VILLAGE RESPONSIBILITIES**

Mr Crowley will complete the application form for Village in Bloom.

The Village Clean-up will take place on 24 March 2018.

15. **ITEMS FOR INCLUSION ON THE AGENDA FOR NEXT MEETING**

Lorry Watch

Village Forum as standing item

Advisory Groups

16. **ITEMS TO BE REPORTED TO KENT HIGHWAYS/PROW**

Nothing to report.

Painting of yellow lines in Woodchurch Road Bus Stop Lay By

Nothing to report.

Parking outside Rectory Bungalows

Mr Ledger has drawn up a proposal for parking arrangements outside of Rectory Bungalows.

The Clerk was asked to send an expression of interest in Speedwatch, with a view to obtaining grant funding to help with the cost of the equipment and setting up a Speedwatch group.

17. FORUM FOR EXCHANGE OF INFORMATION BETWEEN COUNCILLORS

Mrs Procter updated councillors on the progress of broadband in the village as follows:

The good news is that coverage for Shadoxhurst is expected to be 100%. The bad news, as you know, is that a mixture of engineering problems, data errors, processing problems and ISPs being unwilling to pay for their share of the infrastructure, have all led to huge delays in superfast broadband being available in our village. The ongoing works have also slowed down the existing poor service.

Some local cabinets are now live and available for service – PCP2, PCP7 and PCP10. Others are still ongoing – PCP8 should be finished very shortly, PCP 9 prediction is end of March, unfortunately PCP96 on the Ashford exchange has a lot of problems still to be sorted out. You’re not always connected to your nearest cabinet, so if you’re unsure which cabinet you’re on, but you have a BT phone line, put your details on www.dslchecker.bt.com and it will tell you, it will also give an indication of the broadband speed available.

If your cabinet is live, but your internet service provider tells you that you can’t have a service, this may be incorrect for a whole number of reasons. If you email the Broadband team at broadband@kent.gov.uk they will be able to find out what the problem is.

The next Parish Council meeting is due to be held on Wednesday 14 March 2018 in The Pavilion.

There being no other business the meeting closed at 22.50 pm.

Signed..... Dated
Chairman

SHADOXHURST PARISH COUNCIL

RECORD OF PLANNING APPLICATIONS

2018

FEBRUARY 2018

17/01888/AS Land north of Farley Close, Woodchurch Road, Shadoxhurst, Kent
The construction of 21 dwellings alongside associated parking, infrastructure, access and landscaping works

Parish council: OBJECT

This application is not supported by the Shadoxhurst Parish Council and we recommend refusal to Ashford Borough Council (ABC).

Objections are on the following grounds:

1. The site is not in the Local Plan 2030

Whilst the site was put forward in the call for sites as an omission site (WS19), ABC have consistently rejected it as:

This site is not suitable for development because it spreads beyond the built confines to the north of the village and developing in this location, although slightly screened by trees, would be visually intrusive when viewed from this direction. The only access to this site would be to access the site through Farley Close, which is a local needs scheme, this would extend this cul-de-sac and change the character of this part of the village and increase small piecemeal development.

At that time, WS19 was put forward for 10 houses, this application is for 21. We would prefer that this application be refused, however ABC may choose to ask that this application is frozen until after the Local Plan is determined:

- a) so that sufficient weight can be given to the policies with which the application conflicts and
- b) so that the various issues raised below can be reworked by the applicant to provide something that may be more acceptable, and which addresses the various concerns raised by local residents and
- c) the proposed KCC speed reduction is implemented in the village to gauge the effects of road safety issues.

2. Over-development

There are too many units proposed and the application crams 21 dwellings into the space that was originally considered (and indeed rejected) for 10 houses. The dwellings are too tightly packed, there is no mitigation for wildlife, the social housing is tucked into the south east corner adjacent to existing housing. The whole design needs to be reduced, re-thought and re-positioned.

3. Village need for more housing

With 7,000 dwellings being constructed in the vicinity of the village, there is absolutely no ‘requirement’ for additional 3/4/5/ bedroom houses at market prices to serve the ‘needs’ of the village in Shadoxhurst for the next five years. There are 31 dwellings about to be built in the close vicinity of the site, with five in the process of completion at a site opposite the closest existing houses on Woodchurch Road. That is 36 houses, if a further 21 are built at this site this part of the village will have contributed to the enlargement of the village by over 11%. Also, in the context of local sites, a further 17 houses were completed at Oak View 18 months ago and 4 at Maytree Place a little before that. This is a speculative application and the cumulative impact must be taken into account. There may be a case for a reduced housing number on this site in five years, but not at this time:

End of year Housing Stock figures for Shadoxhurst

Year	Total	Sites
2014	501	
2015	505	Maytree Place 4
2016	522	Oak View 17
2017	527	Hornash Lane 1, Nickley Wood Road 4
2018	535	Woodchurch Road 4, Blindgrooms Lane 4, (work in progress)
2019	566	Pub Field 19, Woodchurch Road 12

4. Conflicts with the ABC Local Plan Policies

The site is not in the Local Plan and thus will be seen as a Windfall Site. We look to ABC and the new policies to defend and protect the green spaces within and green buffer around our village.

SP7:

This site is outside the village confines and is part of a green buffer to the village on the northern edge. With part of the nearby field to the east already destined for 12 houses, the village confines are being pushed northwards. This buffer will be reduced with both developments. The northern buffer land of the village is a critical area that is under threat as omission sites were previously put forward covering most of it. Fortunately ABC rejected these. It is important that Policy SP7 can be used to protect Shadoxhurst from coalescing with Chilmington Green. Whilst at the western end of this buffer, there is a danger of creeping ever eastward and northward, this site must be carefully considered.

HOU3a states:

*Residential development and infilling of a scale that can be satisfactorily integrated into the existing settlement will be acceptable within the built-up confines of ‘Shadoxhurst’:
Providing that the following requirements are met:*

a) It is of a layout, design and appearance that is appropriate to and is compatible with the character and density of the surrounding area;

This application fails as it is too dense, the layout is cramped and totally urbanises this part of the village. The ABC quote above already states that *...this would extend this cul-de-sac and change the character of this part of the village...* the character of the village is under threat as this application completely extends the concreting of the village with no acknowledgement of the green space it replaces.

b) It would not create a significant adverse impact on the amenity of existing residents;

The layout is set too close to existing residential dwellings, noise from cars and people will detrimentally affect a number of residents both in Farley Close and Woodchurch Road. Visual harm is also a factor and the proposal is simply a housing estate dumped onto a green field. ABC stated it would be '*visually intrusive*' and it will change the character here for ever.

c) It would not result in significant harm to or the loss of, public or private land that contribute positively to the local character of the area (including residential gardens);

Significant harm will result in exchanging a biodiverse rich area with housing. Harm has already been done as the land created a wildlife haven and was destroyed ruining the local character. That barbarous act does not then make creating a housing estate right, as it will continue to have a negative effect due to the cramped layout and with no positive contribution to biodiversity of this part of the village.

d) It would not result in significant harm to the landscape, heritage assets or biodiversity interests;

As c) above, significant harm has been done, but this does not excuse the intention to apply for housing having decimated a valuable field for wildlife.

e) It is able to be safely accessed from the local road network and the traffic generated can be accommodated on the local and wider road network;

This is true with the proposed road speed reduction on Woodchurch Road. Similarly we acknowledge that the traffic generated can be accommodated on the Woodchurch Road and the wider network. However, this amount of traffic cannot be wholly acceptable in the existing cul-de-sac of Farley Close where children play.

f) It does not need substantial infrastructure or other facilities to support it, or otherwise proposes measures to improve or upgrade such infrastructure;

Capacity for foul water removal cannot be guaranteed without further infrastructure input, as confirmed by Southern Water (letter dated 19/01/18). Similarly, surface water is not being adequately dealt with, see the following sections.

g) It is capable of having safe lighting and pedestrian access provided without a significant impact on neighbours or on the integrity of the street scene;

There is no need for street lighting, pedestrian access can be accommodated.

h) It would not displace an active use such as employment, leisure or community facility.

Not applicable

5. Insufficient capacity in the foul sewerage system

We note that Southern Water are currently objecting to this development on the matter, stating:

The results of an initial desk top study indicates that Southern Water currently cannot accommodate the needs of this application without the development providing additional local infrastructure. The

proposed development would increase flows into the wastewater sewerage system and as a result increase the risk of flooding in and around the existing area, contrary to paragraph 109 of the National Planning Policy Framework.

We have previously voiced concerns about this in relation to the proposed development at the King's Head Field, these too have not yet been resolved and we are in dialogue with both southern Water and the Head of Planning Services to try and make sense of the situation. It is however clear that until this is resolved for this development at Farley Close, no decision to approve must be given. Indeed we are convinced that this is a sound reason for refusal.

6. Insufficient capacity in the surface water system and potential flooding

The Southern Water letter dated 19/01/18 also refers plainly to the disposal of surface water and flooding potential. They also discuss altering the layout or altering the surface water drainage, this must be resolved first. We note that there are supporting documents with the application and point out that it was done by the same Consultant as the King's Head Field. Research by residents has shown that that report did not fully show all the surface water ditches and watercourses that flow towards that site and hence were not fully considered. We presently have a dialogue with ABC in relation to the surface water problems and the discharge of key conditions prior to the start of construction.

Furthermore, the information does not show the latest Environment Agency information of flooding risk, which firmly places Farley Close in the high-risk area. This puts in doubt the voracity of the information provided with this application, and we consider that the report is flawed and needs to be re-visited. Once the other work is completed, we will be in a stronger position to comment on the surface water issues and shortcomings of the current report on this site. This we will forward in due course.

7. Traffic and Highway considerations

The recent traffic report which is part of the supporting documents, flags up what all residents of Farley Close already know, that the vision splays are poor. Some residents turn left to turn around at Park Farm Close junction to then turn back and continue their westward journey to avoid risking turning right out of Farley Close due to the speed of eastbound traffic.

The traffic data from the recent traffic survey has not been fully evaluated as yet. The Parish Council welcomes the fact that the survey was carried out. We note that the 85th percentile for the traffic at the junction is 35-36mph in both directions. Every day saw 10 or more vehicles exceeding the speed limit in both directions. Indeed, at the weekend over 40 vehicles exceeded the speed limit westbound. Residents have reported that in 2017 there were four crashes around the junction. None of these involved injuries, so this information will not be recorded on the UK 'Crash Map' used to plot fatal or serious injury crashes.

21 dwellings will mean an additional 50 plus vehicles belonging to residents in Farley Close that need to come in and out. Existing residents of the close include a number of children that play in and around the close. We can expect around 100 new daily vehicle movements through the existing close and accessing Woodchurch Road. This poses no threat to the capacity of the road, but as the village grows, and as the major developments just outside the village become inhabited, being a popular through route, traffic in Woodchurch Road will become an increasing safety issue.

The application does not address the three additional junctions that will be created when the King's Head Field and the other field on Woodchurch Road are begun and Wymondham is completed, both in terms

of construction and post completion traffic. Bethersden Road, Maytree Place and the pub car park are all adjacent junctions to Farley Close adding pressure to the road traffic.

We also draw attention to parking in Farley Close at present, which includes vans and trucks not necessarily belonging to Farley residents that park there, some on the pavement. This will have a further bearing adding pressure to premium parking places.

Although the expected parking standards and guidelines are being adhered to, it is clear that additional parking would be required as car ownership increases and young people choose to live at home for longer periods. We have seen that parking spaces at nearby Church Lane, Nairne Close and Rectory Bungalows are all used up and people visiting as well as living there find they must park on the verge or straddle the road and pavement causing obstruction to both pedestrians and traffic. We would ask for the parking standard to be increased to avoid potential problems.

8. Loss of amenity

The close proximity of existing houses in Farley Close and Woodchurch Road means that there will be considerable loss of amenity, in terms of noise and visual intrusion. Garden enjoyment will be reduced, fences will have to be created where hedging and trees suffice. Whilst no one has a right to a view, the cramped look and style of the housing in the southeast corner of the site will affect residents through overlooking and noise from cars parked close by.

The existing adjacent houses on Woodchurch Road are currently having four houses constructed on the opposite side of the road. The residents of The Hollies, will have houses constructed on all sides with this proposal. We consider it is imperative that ABC take the views of the close residents fully into account as they will be severely disadvantaged and disturbed by this development.

The Parish Council will consider the application more favourably if the number was reduced to 10 or less houses on the site, gardens could then be designed to minimise the impact on the existing residents. As it stands, the Parish Council objects to the application. The layout needs to be completely re-designed.

9. Harm to Biodiversity

The Parish Council is horrified at the blatant disregard for wildlife by the land owner, the developer and applicant. With the complete destruction of the wildlife habitats that had steadily grown over the last 15 years making the land a real haven for wildlife, the applicant has shown a completely brazen disregard for the Wildlife and Countryside Act and relevant legislation. The decision was perhaps taken to pretend to present a blank canvass to Ashford Borough Council when applying for planning permission. The speed of the production of reports, plans and documents, belies the innocent front put to ABC by the landowner when challenged by the residents during the two days of destruction and clearance in October 2017. The intention to build was always present and some deception appears to be present.

We are advised by residents, that the arboricultural report is wrong and was citing the removal of boundary trees that were in the 'wrong place' as they were affecting the design and layout, as well as the removal of overhanging growth on other trees some of which was actually on adjoining land. We applaud ABC for acting quickly in establishing TPOs on the remaining trees in order for some sense to prevail out of the madness shown in October.

What is left following the clearance is simply the boundary vegetation, much of it mature. There is nothing in this application that creates anything beneficial for wildlife, nor mitigates for the tremendous

loss. With a sizable reduction in numbers of dwellings, there could be properly considered room created for wildlife.

We note that the application includes a blue line around the field to the north. This indicates that the land owner / developer / applicant controls this field and the present application is merely phase 1. Losing yet another field to the destruction and decimation of a further wildlife area to house building will be a severe blow to the village, particularly as this field is adjacent to ancient woodland itself wholly TPO'ed.

Biodiversity seems to be the last thing considered by developers. The Parish Council is proud of the green spaces through the village and one of our aims is to protect and where possible enhance and promote biodiversity. The applicant with this development needs to show some remorse for the unacceptable destruction wreaked on the local wildlife and give something back to the village.

We ask ABC to refuse this application.

17/1925/AS Frog Hollow, Church Lane, Shadoxhurst, Ashford, TN26 1LY
Demolition of disused stables on site and their replacement with a temporary residence of appropriate size, scale and massing

Parish Council: Councillors have identified a number of inaccuracies in the application and

OBJECT on the following grounds :-

That the proposed building is not on the existing footprint and is larger than the existing stables with nearly twice the floor area and 30% extra height. The stable floor area stated in the application states 73 Sq. M, but we can see the base as 53.5m² which does not include the overhang of the roof.

Due to the close proximity to the neighbouring property, we consider that the proposed dwelling would be detrimental to the amenity of the neighbours even in this temporary situation.

The proposed building is well beyond the current building line and would set a precedent

The site is within an area of ancient woodland

The Applicant is already living on site in a mobile home

Councillors are greatly concerned that this will be a permanent structure with continued use as a dwelling. We underline the recommendation we made with application number 15/01674/AS that no permanent buildings are erected on this land, therefore we also object to the continuation of the use of the building to become a 'summerhouse'.

No application for Full Planning Permission for the permanent house has yet been deposited and this building could be in use as a replacement house for a number of years if not restricted to a specific time scale. If the officer is minded to permit, the building should be removed, either once the Frog Hollow replacement house becomes habitable or after one year of the granting of this permission, thus ensuring the temporary nature of the proposed building and ensuring that the applicant completes the intention to build the replacement house.

Furthermore, if there is an intention to grant the application, Councillors request that an Ecological Survey is carried out, as Greater Crested Newts are found in the vicinity at Moat Farm as noted in the Kent and Medway Biological Records Centre.

Decision Notices received from ABC

- 17/01672/AS Elite, Hornash Lane, Shadoxhurst, Ashford, Kent, TN26 1HU
Outline application for the erection of 7 dwellings to consider access
Borough Council: Withdrawn by Applicant
- 17/01676/AS 1 Park Farm Close, Shadoxhurst, Ashford, TN26 1LD
Proposed part first floor, part two storey side and rear extension, removal of existing conservatory and lean-to and erection of a car port and flat roof canopy area to the rear. Replace existing hanging tiles to the front with modern white cement board cladding. Replacement windows.
Borough Council: Permit
- 17/01748/AS Agricultural Buildings at The Park, Hamstreet Road, Shadoxhurst, Kent
Prior approval for change of use from 2 agricultural barns and any land within their curtilage to 2No dwelling houses and associated operational development
Borough Council: Prior Approval Refused
- 17/01755/AS 1 Moreton Terrace, Woodchurch Road, Shadoxhurst, Ashford, Kent, TN26 1LG
Existing Garage conversion with first floor extension above, along with single storey rear extension to provide an annex
Borough Council: Permit
- 17/01811/AS Clovelly, Hornash Lane, Shadoxhurst, Ashford, Kent TN26 1HX
Erection of a 2-bed chalet bungalow with associated parking. (Revision of approved scheme 17/00109/AS)
Borough Council: Permit