

**Minutes of the Planning Committee
6 February 2019**

Present:

Councillor R.A. Smith-Ainsley (Chairman)
Councillor H.A. Thomson (Vice-Chairman)

Councillors:

C. Barnard	S.M. Doran	J.R. Sexton
R.O. Barratt	T.J.M. Evans	R.W. Sider BEM
I.J. Beardsmore	M.P.C. Francis	
S.J. Burkmar	N. Islam	

Apologies: Apologies were received from Councillors Q.R. Edgington and A.L. Griffiths

29/19 Minutes

The minutes of the meeting held on 9 January 2019 were approved as a correct record.

30/19 Disclosures of Interest

a) Disclosures of interest under the Members' Code of Conduct

There were none.

b) Declarations of interest under the Council's Planning Code

Councillor R.A. Smith-Ainsley reported that he had spoken to the applicant and agent upon their arrival at the meeting but had maintained an impartial role, had made no comment and had kept an open mind.

**31/19 Bugle Nurseries, 171 Upper Halliford Road, Shepperton -
18/01561/OUT**

This application was **withdrawn** by the applicant on 6 February 2019 and a decision could therefore not be made on it.

32/19 The Old Post Office, 1 Knapp Road, Ashford - 18/01424/FUL

Description:

Conversion and alterations to existing former post office building to provide 6 flats, erection of new two storey building to provide 8 flats following demolition of outbuildings together with car parking, landscaping, access and associated works.

Additional Information:

The Strategic Planning Manager advised that one late letter of objection had been received raising some of the same issues as noted in the Committee report and in addition:-

- Public transport is inadequate
- Refuse collection- regard must be had to when collections take place
- Loss of tree at school site recently
- Display of Planning Applications - any plans for Ashford should be the concern of every single resident.
- Development is unnecessary

Public Speaking:

In accordance with the Council's procedure for speaking at meetings, Malcolm Beecher spoke against the proposed development raising the following key points:

- No consideration given to access to leisure facilities by public transport
- Inadequate parking facilities
- Will lead to excessive parking congestion in Village Way

In accordance with the Council's procedure for speaking at meetings, Andrew Badosz spoke for the proposed development raising the following key points:

- Will secure long term use for this landmark building
- Will lead to significant reduction in large lorry movements
- Will improve safety for school children
- The site is in a sustainable location
- Development complies with the NPPF

Debate:

During the debate the following key issues were raised:

- Inadequate parking
- Scheme is of a good design retaining character of original locally listed building
- Car parking provision inadequate for the site
- Lack of recreational provision in Ashford and insufficient public transport to access elsewhere
- Impact of parking on Village Way
- Site is within the town centre; development can either take place in town centre locations or within the green belt

- Easy to get to surrounding leisure facilities; can cycle to these
- Existing traffic situation will be improved
- Dwellings are needed in the borough
- A “titled balance” in favour of approval exists as set out in the NPPF

Due to an equality of votes for and against the proposal to approve the application the Chairman used his second, or casting, vote to determine the application.

Decision:

The application was **approved** subject to conditions as set out in the Officer’s report.

33/19 Urgent Items

There were none.