

PLANNING APPLICATIONS FOR ASH 2016 - Parish Council comments in *Italics*; Dover District Council decisions in CAPITALS

December 5th meeting of the Ash Parish Council considered the following applications:

DOV/16/01247 - Outline application for the erection of 30 no. dwellings, creation vehicular access and parking (existing barns to be demolished). Land at **White Post Farm, Sandwich Road**, Ash, CT3 2AF. *Objected. GRANTED*

DOV/16/01199 - Retention of a portable building to comprise of staff welfare facilities, office and weighbridge equipment and retrospective application for the installation of a septic tank. Site at **Knell Farm**, Knell Lane, Ash, CT3 2EE. *Objected to parts; queried part of the application. GRANTED*

DOV/16/01267 - Erection of an ancillary residential annexe for a dependent relative (retrospective application). **Clampitts Cottage**, Westmarsh, Ash, CT3 2LT. *The Parish Council had no comments to make on this application. REFUSED. APPEAL DISMISSED.*

Application received after the publication of the agenda and agreed to be taken at the meeting:

DOV/16/00981 - Change of use of land from agricultural to keeping of horses including outdoor riding arena and field shelters Land adjacent to **Sandhill House, Richborough Road**, Ash, CT3 2NG. *The Parish Council had no further comments to those it made at the October 2016 meeting ie. no objections; requested conditions. GRANTED.*

November 7th meeting of the Ash Parish Council considered the following applications:

DOV/16/01164 - Erection of a first storey side extension and front porch (existing porch to be demolished). **57 New Street**, Ash, Sandwich, CT3 2BL. *No objections. GRANTED.*

DOV/16/01149 - Display of 2no. illuminated advertisement hoardings (retrospective). **Sites East & West Side, Great Knell Farm**, Junction of A257 &, Knell Lane, Ash, CT3 2ED. *Objected. REFUSED.*

DOV/16/01187 - Erection of a single-storey front and rear extension. **48 New Street**, Ash, Sandwich, CT3 2BN. *No objections. GRANTED.*

APPEAL DOV/16/00408 - Erection of one detached dwelling, two semi-detached dwellings creation of vehicular access and associated landscaping. Land adjacent to, **120 New Street**, Ash, CT3 2BW Planning Inspectorate Ref: APP/X2220/W/16/3157140. *The Parish Council had no additional comments to make to its original objections. APPEAL DISMISSED.*

Applications received after the publication of the agenda and agreed to be taken at the meeting:

DOV/16/01231 - Erection of a two-storey side and two-storey rear extension with balcony, erection of a detached double garage and store with storage over (existing conservatory, kitchen extension and outbuildings to be demolished). **Lime Tree Cottage, East Street**, Ash, CT3 2DA. *Objected. WITHDRAWN.*

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October 3rd meeting of the Ash Parish Council considered the following applications:

16/01049 - Outline application for the erection of 90 dwellings, new vehicular and pedestrian access from Chequer Lane, public open space and landscape buffer and associated infrastructure with all matters reserved. **Land off Chequer Lane**, Ash, CT3 2JF . It was noted that there had been a change from the draft design and in the current application the reference to an emergency access is now on the north-east boundary of the site on Chequer Lane, opposite the intersection with Queen's Road and not through the DDC owned land at Molland Lea where the Ash Scout Hut is situated.

Supported; requested conditions. GRANTED

16/00800 - Outline application for the erection of 104 residential dwellings with associated commercial (B1) and nursery (D1) units, hard and soft landscaping, and associated infrastructure (all matters reserved except access). **Land at Sandwich Road**, Ash, CT3 2AF. *Objected.*

REFUSED.

16/00990 - Erection of a single storey side extension, front porch extension, insertion of rooflights to front and erection of a rear dormer roof extension. **14 The Lanes, Becket Close**, Ash, CT3 2HB. *Objected.* GRANTED (Amended application).

16/00948 - Change of use of land to a caravan site for the siting of 12 caravans for seasonal agricultural workers and over-winter storage, with associated works including the construction of a hard standing, fencing and car parking area. **Land at Chandler and Dunn, Lower Goldstone**, Ash, Sandwich, CT3 2DT. *No objections.* GRANTED.

16/01052 - Siting of a caravan for associated use with stables (retrospective). **Land to rear of Wingham Barton Manor, Wass Drove**, Westmarsh, CT3 2LW. *Objected.* GRANTED.

16/01051 - Erection of a stable block and feed store with security lighting (retrospective). **Land to rear of Wingham Barton Manor, Wass Drove**, Westmarsh, CT3 2LW. *Objected.* GRANTED.

16/01059 - Removal of Poplar tree. **St Nicholas's Church**, The Street, Ash, CT3 2EN. *Objected.* REFUSED.

16/00981- Change of use of land from agricultural to grazing of horses including outdoor riding arena. **Land adjacent to Sandhill House, Richborough Road**, Ash, CT3 2NG. *No objections; conditions requested. (See December 5th meeting application - GRANTED).*

September 5th meeting of the Parish Council considered the following applications:

DOV/16/00848 - Change of use of land for touring caravan site. **Sandwich Coarse Fishery**, Sandwich Road, Ash, CT3 2DA. *Requested conditions.* GRANTED

DOV/16/00889 - Demolition of existing partition wall and erection of new to form ground floor WC. **Little Nash Farmhouse**, Nash, Ash, CT3 2JT. *No objections.* GRANTED.

DOV/16/00800 - Outline application for the erection of 112 residential dwellings with associated commercial (B1) and nursery (D1) units, hard and soft landscaping, and associated infrastructure

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(all matters reserved except access). **Land at Sandwich Road, Ash, CT3 2AF.** *Objected.* REFUSED.

August 1st meeting of the Parish Council considered the following application

16/00762 Outline application (with some matters reserved) for the erection of two detached dwellings. **Land Adjacent to, 49 New Street, Ash, CT3 2LT.** *Objected.* GRANTED

16/00524 - Erection of a 305m high / 2.5m wide guyed communication mast (with 5no. 9m wide anti-twist frames). **Land to the North of Kings End Farm, Richborough, Sandwich, CT13 9JH.** *KCC Highways comments / request for conditions on the access arrangements for works traffic was noted.* REFUSED.

16/00735 - Certificate of lawfulness (existing) for use as a residential caravan park. **Wass Drove Farm, Westmarsh, Ash, CT3 2LT.** *Objected; queried evidence.* REFUSED.

16/00832 - Erection of a detached dwelling. **Land opposite Whistlers Forstal, Coombe Lane, Ash, CT3 2BS.** *Objected.* REFUSED.

16/00857 - Installation of 1 no. replacement 12.5 metre pole and 3no. equipment cabinets. **Land at junction of A257 and Chequer Lane, A257, Ash, CT3 2BG.** *Requested conditions. PRIOR APPROVAL NOT REQUIRED.*

July 4th meeting of the Parish Council will consider the following applications

16/00044 Erection of a guyed steel lattice mast (322m in height) with 9 anchor points, installation of telecommunications and associated equipment, site compound, secure fencing, single storey equipment structure, access track, ground mounted solar panels within compound and associated works. (**Amended description and amended and additional plans**, including the red outline site location plan, additional Environmental Statement information and other information). **Site at former Richborough Power Station, Ramsgate Road, Sandwich, CT13 9NL.** *Objected.* REFUSED

16/00681 - Erection of a detached garage in rear garden and formation of a new vehicular access. **5 Becket Close, Ash, CT3 2HB.** *No objections; query over ownership. (Ownership of the grass area was confirmed).* GRANTED

16/00694 - Erection of a single storey rear and side extension. **Morella Villa, Durlock Road, Ash, CT3 2HU.** *No objections.* GRANTED

16/00678 - Installation of a bay window. **The Hedges, East Street, Ash, CT3 2DA.** *No objections.* GRANTED.

Application received after the publication of the agenda and agreed to be taken at the meeting:

16/00729 - Works to two London Plane trees, crown reduce and thin by 25% and crown lift to 3m above ground. **Land fronting 5-8 The Lane, Queens Road, Ash CT3 2AQ.** *No objections.*
GRANTED

June 6th meeting of the Parish Council considered the following applications

16/00524 - Erection of a 305m high / 2.5m wide guyed communication mast (with 5no. 9m wide anti-twist frames at intervals above 140m) with 6no. 3.7m diameter dish antenna, 206sqm base compound enclosing associated equipment cabins and electric meter cabinets up to 2.5m in height (4.2m above ground level), 9no. guy stay compounds, stone access track, hard and soft landscaping and associated works. **Land to the North of Kings End Farm, Richborough, Sandwich, CT13 9JH.**

The Ash Parish Council objected on the following grounds:

- the cumulative effects on local amenities of this second application in conjunction with the other application already submitted and the third that is expected to be submitted*
- the precedent created for this type of mast and the incremental detriment of all objections*
- the level of exposure to the local community to the potential health risks given the scientific uncertainty around these types of microwaves especially at ground level*
- the negative impact on residential amenity on the homes within the immediate radius of the site in the parish of Ash*
- the adverse effects on the Ash levels, the surrounding unspoilt marshland habitat and ecology in which the Mast is due to be sited*
- the adverse visual impact on the Richborough Fort national heritage site, on the views from and of the iconic steeple of St Nicholas Church, Ash, on the view from the majority of the 100 miles of public rights of way within the parish of Ash - noting that the mast is situated on an area that is higher than much of the land that surrounds it*
- the negative impact the construction traffic will have on Sandwich and Ash due to roads from which the site is be accessed*
- the constraints on aviation and in particular on the potential future of Manston airport*

It was felt evidence provided by the applicant to support safety claims was not sufficiently compelling to ease concerns of some parishioners. Information provided by a parishioner who had been in contact directly with and received communications from Ofcom and W.H.O was at odds with some claims. REFUSED

16/00546 - Erection of a single storey detached annexe for a dependent relative. **Three Chimneys, Moat Lane, Ash, Sandwich, CT3 2DG.** *It was noted that this application was for a residential annexe that was outside the village confines. The Council also noted that it was for the use of a relative to facilitate their care and therefore raised no objection to this planning application for that reason.* **GRANTED.**

16/00578 - Erection of a detached garage/workshop. **Southmede, Hoaden Lane, Ash, Sandwich, CT3 2LH.** *No objections.* **GRANTED.**

May 9th meeting of the Parish Council considered the following applications

16/00408 Erection of one detached dwelling, two semi-detached dwellings creation of vehicular access and associated landscaping. Land adjacent to, **120 New Street**, Ash, CT3 2BW. *Objected.* REFUSED.

16/00415 Change of use and conversion of two existing barns to a single dwelling house and detached garage, together with the change of use of an existing building into an office (Use Class B1). **West View Farm**, Cop Street Road, Ash, CT3 2DN. *No objections.* GRANTED.

16/00434 Erection of a two storey rear extension (existing extension to be demolished). **69 Sandwich Road**, Ash, CT3 2AH. *No objections.* REFUSED.

16/00366 Erection of a single storey rear extension, rear dormer roof extension, enlargement of existing rear dormer, installation of solar panels to front elevation, erection of a detached garage with solar panels, erection of a retaining wall with ramp, construction of access and alterations to existing vehicular access (existing garage to be demolished). **Nash Bungalow**, Nash, Ash, CT3 2J. *No objections.* GRANTED.

Applications for which the Parish Council is not a statutory consultee:

16/00212 Prior approval for the change of use of an agricultural building to a residential dwelling (amended plans). Barn at **Barton Farm**, Westmarsh, Ash, CT3 2LW. *No comment.* GRANTED.

16/00338 Certificate of Lawfulness for the change of use of land to garden land. Land adjoining **Knell House**, Knell Lane, Ash CT3 2EE. *No comment.* GRANTED.

April 4th meeting of the Parish Council considered the following applications

DOV/16/00025 - Erection of a rear porch extension. **Molland House, Molland Lane**, Ash, CT3 2JB. *No objections.* GRANTED.

DOV/16/00231 - Re-position boiler flue vent. **Sheerwater Farm, Sheerwater**, Ash, CT3 2LJ. *No objections.*

DOV/16/00241 - Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.75m, for which the maximum height would be 4.0m, and for which the height of the eaves would be 3.0m | **42 Glebelands**, Ash, CT3 2HZ. *No objections.* GRANTED.

and the following applications for which Ash Parish Council is not a statutory consultee

DOV/16/00271 - Prior approval for a proposed change of use of an agricultural building to a dwelling. **Former Oast Building, Upper Goldstone Farm**, Cop Street, Ash, CT3 2DN. *No objections.* REFUSED.

DOV/16/00255 - Prior approval for a proposed change of use of an agricultural building into three residential dwellings | **Glasshouse, Corking Farm**, Overland Lane, Ash, CT3 2LF. *Queried evidence; queried suitability of structure. PRIOR APPROVAL REFUSED*

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DOV/16/00340 - Prior approval for the change of use from an agricultural building to a single dwelling. **The Pump House, Knell Farm, Ash CT3 2EE.** *No objections. REFUSED.*

March 7th meeting of the Parish Council (considered 2015 and 2016 applications)

DOV/15/01191 | Erection of a single storey rear extension including insertion of two rooflights | **2 Guilton Barn, Durlock Road, CT3 2HT.** *No objections. GRANTED*

DOV/15/01260 | Outline applications for the erection of two detached dwellings | **Land Adjoining 49 New St, Ash CT3 2BH.** *Objection on grounds the land is outside the village confines. REFUSED.*

DOV/15/01281 | Erection of a first floor extension over existing garage to form habitable accommodation, conversion of garage to room and external alterations | **South Barn, Brooke Street, Ash CT3 2NP.** *No objections. REFUSED*

DOV/16/00104 | Erection of a two storey side and single storey rear extension with balcony over, rear dormer roof extension, erection of a detached double garage with storage over and creation of vehicular access (existing conservatory and kitchen extension to be demolished) | **Lime Tree Cottage, East Street, Ash, CT3 2DA.** *No objections. REFUSED.*

DOV/16/00109 | Reserved matters application pursuant to outline application DOV/13/00759 for the details of the layout, scale and appearance of the converter station (23.2m high) and substation (12.06 m high), as part of the NEMO Link UK Belgium electrical interconnector. (This is a duplicate of the application submitted to Thanet District Council for which some of the development falls within the administrative boundary of Dover District Council). | **Part of Former Power Station Site, Ramsgate Road, Sandwich, CT13 9NL.** *A vote resulted in accepting the proposed application.*

DOV/16/00034 | Erection of a front porch and rear conservatory extension | **56 New Street, Ash, CT3 2BN.** *No objections. GRANTED*

DOV/16/00201 | Scoping Opinion under the Environmental Impact Assessment Regulations 2011 (as amended) for the erection of a 305m high communications mast | **Kings End Farm, Richborough, Sandwich, CT13 9JH.** *No comments at this stage of the application process.*

DOV/16/00146 | Erection of a two storey rear extension (existing extensions to be demolished) | **Corking Farm, Overland, Ash, CT3 2LF.** *No objections. GRANTED.*

February 15th meeting of the Planning Committee and following extraordinary meeting of the Parish Council

DOV/16/00044 | Erection of a guyed steel lattice mast with 9 anchor points, installation of telecommunications and associated equipment, site compound, secure fencing, single storey equipment structure, and associated works | **Site at former Richborough Power Station, Ramsgate Road, Sandwich, CT13 9NL.**

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The Planning Committee proposed the following recommendation, unanimously agreed by the parish council ie that *Ash Parish Council objects to the planning application on the following grounds*

- *adverse effects on the Saxon Way footpath*
- *adverse visual impact on the Richborough Fort national heritage site*
- *impact on unspoilt marshland habitat where the Mast is due to be sited*
- *do not want to expose the community to risk given uncertainties around microwaves and their regulation*
- *do not want to constrain opportunities on the future of Manston airport for aviation*

Comments: The parish council felt evidence provided by the applicant to support safety claims was inconsistent and not sufficiently compelling to ease concerns. Information provided by a parishioner who had been in contact directly with and received communications from Ofcom and W.H.O was at odds with some claims.

The parish council had been made aware the licence granted to the applicant's parent company may be just one of several granted in the area to competing High Frequency Trading companies. This poses an uncertain future for the landscape and until concerns can be resolved, for community safety at large.

In summary, whilst the Mast would offer significant benefits for financial trading, there was no obvious benefit to the community in which it would be sited, rather cause for concern on safety, heritage, environment and aviation grounds.

February 1st meeting of the Parish Council (considered 2015 applications)

DOV/15/01225 | Erection of ten dwellings and associated garages, parking and vehicular access | **Land adjoining Mill Field, New Street, Ash, CT3 2BD.** *No objections. GRANTED*

DOV/15/01287 | Outline application for the erection of 4 dwellings (existing dwelling to be demolished) | **16 Chequer Lane, Ash, CT3 2AY.** *Objections (i) over development of the site (ii) poor highways access to/from Chequer Lane (iii) overlooks neighbouring properties. REFUSED*

DOV/15/01280 | Change of use and conversion to (Use Class C3) residential dwelling subject to variation of condition 2 of planning permission DOV/15/00522 to allow amendments to the approved plans | **Units 2A & 2B, West View Farm, Cop Street, Ash, CT3 2DN.** *No comments. GRANTED.*

DOV/15/01246 | Erection of a two storey side extension | **93 New Street, Ash, CT3 2BW.** *No objections. GRANTED*

DOV/15/01181 | Erection of a single storey rear conservatory extension (retrospective application) | **33 Guilton, Ash, CT3 2HL.** *Support proposal. GRANTED*

DOV/15/01263 | Erection of single storey front and rear extensions | **The Byre, Brooke Street, Ash, CT3 2NP.** *No objections. GRANTED*

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DOV/15/01175 Amended plans | Erection of two detached dwellings with associated parking and parking for No. 41 New Street | **Land to the rear of 39 & 41, New Street**, Ash, Sandwich, CT3 2BH. *Support proposal. GRANTED.*

The following application for which Ash Parish Council was not a statutory consultee

DOV/15/01300 | Change of use from stable to walking assessment area for physiotherapy patients | **Stable building at Overland Farm, Overland**, Ash CT3 2LF *No objections. PRIOR APPROVAL NOT REQUIRED*

January 4th meeting of the Parish Council (considered 2015 applications)

DOV/15/01175 | erection of two detached dwellings with associated parking and parking for no 41 New Street | **Land to the rear of 39 & 41 New St**, Ash CT3 2BH. *No objections to the development. Land drainage should be sufficient so as not to adversely affect the lower neighbouring property. GRANTED*

DOV/15/01195 | erection of a detached garage in the rear garden, formation of new vehicular access and parking area to front garden | **5 Beckett Close**, Ash, CT3 2HB. *No objections, however ownership of the grass area for parking was queried. REFUSED*