

Officer's Assessment Sheet

Policy Monitoring NOT Required

Application Number:20/01686/AS

Stat. Class: MINW

Application Date: 04 December 2020
Registration Date: 04 December 2020

Case Officer: Andrew Jolly
8/13 week Date: 29 January 2021

Applicant: MJ Allen Paddocks Farm Units 1 To 5 Bethersden Road, Hothfield, TN26 1EN

Correspondent: Burlens DEI GRATIA BROMLEY GREEN ROAD ASHFORD, TN26 2EF

Location: Units 1 to 4, Paddocks Farm, Bethersden Road, Hothfield, Ashford, Kent, TN26 1EN

Proposal: Proposed underground cesspool silage tank.

MATERIAL CONSIDERATIONS

Ashford Local Plan 2030	SP1 SP6 EMP3 ENV3a
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Government Guidance	NPPF NPPG
SPG/SPD/VDS/Neighbourhood Plans	SPG9
Other	

SAFEGUARDING

Conservation Area	Not in a conservation area
Listed Building	Not a listed building

ENVIRONMENTAL IMPACT ASSESSMENT

Is an E/A required?	Reason for Decision:
YES / NO	Householder
Is formal screening opinion required? Y/N	
Has screening opinion been issued? Y/N	

ASSESSMENT

Site and Surroundings

The application site comprises a small commercial site located in the rural Hothfield Heathy Farmlands Landscape Character area.

Proposal –

Proposed underground cesspool silage tank.

Relevant History -

DC	FA	16/00810/AS	Erection of 3no. portacabin for on site offices and 1no. portaloo. (Retrospective)	PERM	22/09/2016
DC	FA	15/01468/AS	Erection of building for steel fabrication and associated	PERM	22/04/2016

parking area

DC	FA	06/00665/AS	Proposed continued use of premises for use class B2 (steel fabrication)	PERM	09/06/2006
DC	FA	05/02093/AS	Continued use of premises for the manufacture of bespoke exhaust for vehicles and plant within Class B1 of the Town & Country Planning (Use Classes) Order 2005	PERM	09/02/2006

Representations –

Ward Member

HAS WARD MEMBER REQUESTED APPLICATION GO TO COMMITTEE ? **NO**

Parish Council – Supports

EHO – No objections

Neighbours - No representations received

Government Guidance/Development Plan Policy/SPG/Other

The Development Plan comprises the Ashford Local Plan 2030 (adopted February 2019), the Chilmington Green AAP (2013), the Wye Neighbourhood Plan (2016), the Pluckley Neighbourhood Plan (2017), the Rolvenden Neighbourhood Plan (2019) and the Kent Minerals and Waste Local Plan (2016).

For clarification, the Local Plan 2030 supersedes the saved policies in the Ashford Local Plan (2000), Ashford Core Strategy (2008), Ashford Town Centre Action Area Plan (2010), the Tenterden & Rural Sites DPD (2010) and the Urban Sites and Infrastructure DPD (2012).

Assessment

The underground cesspool silage tank would replace any existing system and virtue of the underground location and low-level 1m high boundary fence would not have any adverse visual impact, neighbour amenity impacts or highways safety impacts.

As such it is considered that the development would not be harmful to any of the above issues and, as such, I consider that the proposed development complies with DP policy, Central Government guidance and the Council's SPG and therefore recommend the scheme for approval.

No pre-commencement conditions have been imposed.

Working with the applicant

In accordance with paragraph 38 of the NPPF Ashford Borough Council (ABC) takes a positive and creative approach to development proposals. ABC works with applicants/agents in a positive and creative manner as explained in the note to the applicant included in the recommendation and the decision notice.

Human Rights

I have also taken into account the human rights issues relevant to this application. In my view the "Assessment" section above and the Recommendation below represents an appropriate balance between the interests and rights of the applicant (to enjoy his land subject only to reasonable and proportionate controls by a public authority) and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties) and the wider public interest.

Dated: 20.01.2020

Signed
AJ
Case Officer

Recommendation Sheet Application Number: 20/01686/AS

Location: Units 1 to 4, Paddocks Farm, Bethersden Road, Hothfield, Ashford, Kent, TN26 1EN
Proposal: Proposed underground cesspool silage tank.

Decision Level: **DEL** Decision Code: **PERM** Date cleared by officer: **20/01/2021**

RECOMMENDATION

Permit

Conditions on grant

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development shall be carried out in accordance with the plans listed in the section of this decision notice headed Plans/Documents Approved by this decision.

Reason: To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.

- 3 The development approved shall be made available for inspection, at a reasonable time, by the local Planning authority to ascertain whether a breach of planning control may have occurred on the land (as a result of departure from the plans hereby approved and the specific terms of this permission/consent/approval).

Reason: In the interests of ensuring the proper planning of the locality, the protection of amenity and the environment, securing high quality development through adherence to the terms of planning approvals and to ensure community confidence in the operation of the planning system.

Notes

1 **Working with the Applicant**

In accordance with paragraph 38 of the NPPF Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service,
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application
- where possible suggesting solutions to secure a successful outcome,
- informing applicants/agents of any likely recommendation of refusal prior to a decision and,
- by adhering to the requirements of the Development Management

Customer Charter.

In this instance

- the applicant/agent was updated of any issues after the initial site visit,
- the application was acceptable as submitted and no further assistance was required.
- The application was dealt with/approved without delay.

Plans/Documents approved

BA-20-67-01 REV 00 - PROPOSED LAYOUT PLANS WITH LOCATION MAPS; received 04.12.2020

SINGLE NECK CESSPOOL/SILAGE TANK; received 04.12.2020

DS0963P - 02.6 CP-SL SINGLE NECK CESSPOOL/SILAGE TANK; received 04.12.2020

AGREED	
SPO	
TL	