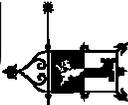


TENT 1 JOINT STEERING GROUP

Tenterden and District
Chamber of Commerce



MINUTES OF THE TENT 1 JOINT STEERING GROUP MEETING **HELD ON THE 16th OCTOBER 2013**

PRESENT:

Martin Vink (**MV**) – Ashford Borough Council Planning.
Jennifer Crickmore-Porter (**JCP**) and Robin Wade (**RW**) – Tenterden Town Councillors.
Leo Hickish (**LH**) – Partner at Batcheller Monkhouse & TTC Consultant.
Chris Moore (**CM**) – Land and Planning Director, Taylor Wimpey.
Jill Hutchinson (**JH**) - Ashford Borough Councillor.
Paul Clokie (**PC**) - Ashford Borough Councillor.
Mike Bennett (**MB**) - Ashford Borough Councillor.
Mike Hill (**MH**) – Kent County Councillor.
Roy Isworth (**RI**) – Save Tenterden Action Group.
Peter Davies (**PD**) - Tenterden & District Residents Association.
Jon Bradburn (**JB**) – Montagu Evans LLP.
Charlotte Robinson (**CR**) - Welbeck Strategic Land LLP.
George Saumarez Smith (**GSS**) – Adam Architecture.
Mike Carter (**MC**) – Tenterden & District Chamber of Commerce.

Town Clerk Hester Deackes took notes.

MV was in the chair.

- 1. APOLOGIES:** Apologies were received from Richard Thomas and Colin Kinloch.
- 2. MINUTES.** It was agreed that the notes of the meeting held on the 10th September 2013 were a true and correct record.
- 3. UPDATE ON CURRENT LAYOUT AND DESIGN PROPOSALS AND UPDATE ON ISSUES ARISING FOLLOWING THE COMMUNITY WORKSHOPS.**

MV stated that Richard Alderton has now 'passed the baton' to him at this stage of the development. **MV** would continue to chair the steering group meetings towards the planning application.

MV confirmed that a meeting had been held with the development team and the actions arising from the S.106 requirements were discussed in terms of the impact on the viability of the development.

PC stated that it was unlikely that the proportions allocated for affordable housing (i.e. the 60:40 ratio) would be varied and that the team should be prepared to be questioned about this and for the subject to be raised again.

MV agreed and said that an analysis of need would be carried out nearer the time. He confirmed that **GSS** and his team had been working on design issues particularly housing design. A meeting had been held at ABC on the 9th October to show progress in the design aspect of the project.

GSS said he wished to bring the Steering Group up to date following the last public presentation and feedback from the June Workshop; **GSS** then gave a Power Point Presentation.

The latest Masterplan included character areas, streets and lanes, green open spaces and courtyards. There was a general preference for lighter grained streets and these ideas were captured in the report. The key Masterplan changes were, that no buildings would be 3 storey or above – all buildings were to be 2 – 2 ¹/₂ storey, there would be no bus routes and there would be car barns instead of garages. The general principles were for streets and lanes with shared space junctions. The strategy was to avoid any rat-runs.

The roundabout at the leisure centre would be moved in order to create an improved arrival point and this would take traffic away from the schools and make travel more efficient with better parking at the Leisure Centre. Recreation Ground Road would need a separate strategy which was being looked at by the Traffic Management Consultant Peter Brett Associates.

RI stated that with the introduction of the wheelie bin and recycling scheme to Tenterden, perhaps the recycling units at the back of the leisure centre could be removed and so provide up to 8 more car parking spaces. **GSS** said he would note this for future additional parking potential.

JH agreed and said that the amount of overgrown shrubs and hedges at the rear of the leisure centre (adjacent to Sandy Lane) unnecessarily took up a lot of space. **PC** confirmed for information that Sandy Lane was a private Road with Public Bridleway status only.

GSS went on to describe the public open space which included the 'green square' and woodland, trees and natural water courses. The linear ponds would be part of the drainage and ecology strategy. The east and west of the site would be stitched together with walking and cycling routes, green space and footpaths. The overall look would be softer and blending into the landscape.

MV confirmed that there would be no significant changes in water flow from the development area.

RI asked what the total area of public space was.

GSS did not have the exact figure to hand but confirmed that it was more than the current minimum standards.

MV confirmed that it was actually significantly more and did not include the school field.

MV confirmed that with regard to the housing designs, a palette of typical materials would be provided for approval; and further details including guttering, tiles, and flues etc. required to be approved before development commenced.

CM agreed and stated that TW were taking the design aspect very seriously and understood this was to be a bespoke development.

JH still had concerns about parking and wanted to make sure the development wouldn't encourage commuter parking and generally bad parking. **GSS** said that the Masterplan design was incorporating ways to avoid anti-social parking i.e. on paths and verges and **MV** stated that there would be a requirement for controlled parking zones as part of the S.106 agreement.

RW asked everyone present if there was agreement in principle that controlled parking zones would be implemented for Tent1. All members present agreed.

GSS said that the next stage was the public exhibition of the Masterplan. He had been given the dates of Friday 15th November from 2pm to 8pm and Saturday 16th November from 9.30am until midday. The location would be the Assembly Room at the Town Hall.

MV reiterated that the developer team meeting held the previous week, had included more detailed discussions regarding overall scheme improvements, sixfields path, drainage, highways, layout and open space. All of these things would be shown in the Masterplan at the exhibition.

PC raised concerns about the housing appearing 'twee'.

JH didn't agree and said the housing designs were just like Tenterden – the design and character fitted in well with the town and sought to reconcile the old and new.

CM confirmed that the build would be relatively simple and there was no intention to mimic something old or for it to be pastiche. The buildings would be defined and made with good quality materials.

MV thought **PC** had a fair concern given the scale of the development (being 240 units at this stage), care had to be taken over how designs were repeated. He agreed that the twee and pastiche were to be avoided and that modern interpretations with a variation of house styles could be very important.

JCP agreed saying that the development needed to be a continuation of what the town had already.

GSS stated that the overwhelming preference by workshop attendees and public feedback was for a seamless extension to the town. There would be a wide range of housing styles with streets and spaces fitting in with buildings.

RI was very encouraged by the designs and said that there had obviously been an enormous effort to integrate useable open spaces. He hoped that TW would be able to use the scheme to be entrusted in the future and he hoped that the designs **GSS** had in mind would be what the town would get.

MB felt very encouraged and very supportive of the scheme presented by **GSS**.

MC had concerns about fibre weatherboarding as opposed to wooden, but really liked the designs and layout.

MH felt it was a big step forward and he liked the designs presented. He cautioned that all open space should be properly maintained and not left. Arrangements for this should be made in advance.

JCP found the scheme very encouraging, the use of modern materials and the environmentally friendly and energy saving modern technology would be put to great use.

RW was delighted and said that really good progress had been made.

MC asked if TW were going to tender for the whole site.

LH confirmed that the site would go out to competitive tender. The landowner consortium had agreed to take to scheme to the full planning permission stage.

CM confirmed that TW would be tendering at the appropriate time.

FURTHER WORK AND TESTING.

MV said there was a package of proposals required regarding Recreation Ground Road (RGrd)

CM confirmed that Peter Brett Associates had stated that RGrd could be made to work and that they were looking at it in terms of the access corridor. They were currently studying what was feasible in terms of highway improvements and finance.

RW asked if there was to be an independent assessment of the junction and if the shared space concept could be considered as part of the Tent 1 planning.

MV confirmed that although junction improvements may be required as part of Tent1, the shared space ideas for the High Street should form a separate project.

PC felt it was too early to look at shared space schemes for the High Street. It was more important to find ideas for de-cluttering (removing unnecessary street furniture) and making it look more attractive.

CM concurred and said that shared space concepts were very expensive. He confirmed that at the next steering group meeting Peter Brett Associates would be present and would explain the highway issues including whether any improvements would need to be made to the RGrd junction.

RW informed members that an ABC Housing Officer would be attending the Town Hall on 11th November (6pm) to talk about affordable housing provision and how this would work within Tent1.

MV confirmed that the ABC Design Review Panel would be looking at the scheme again and reporting back.

4. FUTURE PUBLIC CONSULTATION. It was confirmed that this would be held at the Town Hall on Friday 15th November from 2pm to 8pm and Saturday 16th November from 9.30am until midday. The Town Council would organise suitable advertisements. There would be feedback forms for the public to complete or take home and complete. It was reiterated that this was not a public meeting but a static display of the Masterplan for the public to view and leave feedback.

5. DATE OF NEXT MEETING. Wednesday 27th November at 9.30am.

6. ANY OTHER BUSINESS.

(a) Time scale – The target for submission of full planning submission was 31st January 2014.

(b) Purchasing a property on Tent1 – **RI** had been asked by a local teacher how to go about qualifying for a property under the key workers scheme. **PC** advised that at the appropriate stage in the development, relevant housing schemes would be advertised.

- (c) Statement of Community Involvement - All of the consultation reports would be available on the TTC website.

The meeting opened at 9.30am and closed at 11.32am.