

TENTERDEN TOWN COUNCIL



MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT TENTERDEN TOWN HALL ON 14TH JANUARY 2019

Councillors Present: M. Carter, J Crawford (Chair), Mrs. J. Curteis, H. Edwards (Vice-Chair), Miss N Gooch, M. Hickmott, R. Isworth, K. Mulholland, J. Nelson and Mrs. C. Walder.

Officers Present: Town Clerk Mr. P. Burgess, Deputy Town Clerk Mrs. C. Gilbert and Administrative Assistants Ms. S. Ratcliffe and Mrs. L. Owers.

Others Present: Cllrs. M. Freeman, Mrs. S. Ferguson, Mrs. P. Smith, A. Sugden (not members of this Committee), Cllr. P. Clokie (ABC) and 12 members of the public.

6908 **APOLOGIES FOR ABSENCE.** Cllr. Dr. L. Lovelidge.

6909 **DECLARATIONS OF INTEREST.** Cllr. Miss. Gooch declared an interest in Application No. 18/00448/AS due to family members living near to the development.

6910 **MINUTES.** The minutes and report of the meeting held on 12th November 2018 were confirmed and signed as a correct record.

6911 **MATTERS ARISING.** None.

6912 **COUNCILLORS QUESTIONS.**

- (a) Cllr. Isworth raised his concerns over some of the recent decisions of the Planning Officers at Ashford Borough Council. He said that he had enquired as to their reasons and the comments are that they are short staffed. Cllr. P. Clokie (ABC) did question some of the recent decisions made by Planning Officers. Cllr. Clokie did state that there needed to be good planning reasons to turn down a planning application as the Borough Council needed to be able to defend that decision should it go to appeal.
- (b) Cllr. Crawford requested an update on the Local Plan 2030. Cllr. Clokie reported that the modifications have been approved by the Inspector and will go to full Council on 21st February for Adoption. However, the Local Plan 2030 with the main modifications can be used as approved by the Inspector.

6913 **REPRESENTATIONS FROM MEMBERS OF THE PUBLIC.** Two members of the public wished to speak regarding Application No. 18/00448/AS.

- (a) Cllr. Crawford read out a question from Mr. Goodall of Oaks Road regarding Application No. 17/00708/AS. Mr. Goodall requested clarification as to whether Tenterden representatives on the Ashford Borough Planning Committee had conducted site visits. If this had not been the case, then please could the Town Council request that this happened. Cllr. Clokie

responded that site visits would be decided by the Ashford Borough Planning Committee if the question was asked by a member at the first meeting of the full committee.

6914 **PLANNING APPLICATIONS.** The Committee considered the following planning applications. It was **RESOLVED** that its recommendations would be submitted.

18/00448/AS Land South of Tilden Gill Road. AMENDED CONSULTATION; ONLY AMENDED PLAN WILL BE DISCUSSED.

Application for the approval of reserved matters (access, appearance, landscaping, layout, and scale) pursuant to outline permission ref 14/01420/AS for the erection of up to 100 dwellings, parking, landscaping, open space and associated works.

Two members of the public, Mr. P. Young of Belgar Residents Group and Mrs. V. Bance of Tilden Gill, presented their objections to Application No. 18/00448/AS. Copies of their speeches can be found on the Tenterden Town Council website.

OBJECT on the following grounds.

The Town Council stands by two of its objections which have not been addressed:

1. the buffer strip surrounding the development must be consistent, i.e. 10-15m.

2. the location of the block of flats near the AONB is not appropriate.

Although the Town Council welcomes affordable housing, the three-storey flats (three sets) are not appropriate for the area of which there are no other three-storey buildings. These should be reduced to two-storey.

Cllr. Miss. Gooch abstained from voting.

18/01734/AS 22A High Street.

Installation of outdoor air conditioning condenser units.

SUPPORT in principle subject to the Conservation Officer making sure the units are not intrusive and in-keeping.

18/01735/AS 22A High Street.

Fit out of premises at ground floor level only. Installation of fascia and projecting signs and refurbishment of existing. Installation of outdoor air conditioning condenser units.

SUPPORT in principle subject to the Conservation Officer making sure the units are not intrusive and in-keeping.

- 18/01761/AS** **9 West Cross.**
Remedial roofing repairs. Replacement of valley timber, replacement of lead valley gutter, replacement of tile covering to inner roof pitches, installation of metal hanger between two primary beams. Repairs required due to water penetration.
SUPPORT.
- 18/01762/AS** **Lower Knockwood Farm, Woodchurch Road.**
Flat roof infill in between gable ends on rear roof slope (revision to roof design on planning permission 18/01224/AS).
SUPPORT.
- 18/01783/AS** **Herondon Lodge, Smallhythe Road.**
Single storey linked extension.
SUPPORT.
- 18/01785/AS** **Herondon Lodge, Smallhythe Road.**
Single storey linked extension; part-removal of, and extension to, existing flat roof element; removal and replacement of internal partition walls; new internal timber panel to inside of original front door; new window and rooflight.
SUPPORT.
- 18/01786/AS** **Herondon Lodge, Smallhythe Road.**
Replacement garage.
SUPPORT.
- 18/01800/AS** **Fairlight, Cranbrook Road.**
Demolition of existing outbuildings and construction of single storey kitchen extension and two storey side extension with glazed link between existing and new extension.
SUPPORT.

- 6915 **NOTIFICATION OF DISCHARGE OF CONDITIONS.** List No. 007 was **NOTED.**
- 6916 **DECISIONS OF THE ASHFORD BOROUGH COUNCIL PLANNING COMMITTEE.** List No. 574 was **NOTED.**
- 6917 **PARTICIPATION BY MEMBERS OF THE PUBLIC.** The Deputy Town Clerk presented the proposal and reinforced the need to reduce the length of the Planning Committee minutes; there is no legal requirement to include every comment made by Councillors or members of the public. However, there is a legal requirement to minute the resolutions. It was **RESOLVED** that representations made by the public would not be minuted in detail, with the resident having the option of providing a copy for the Town Council's website. The participation of members of the public paragraph, at the top of the Planning Committee agendas, would be amended to include: "a resident's speech will not be included in the minutes; however, a typed or electronic version of the speech can be submitted to the Committee for adding to the Town Council's website." This resolution would be for a trial period of six months. Three Councillors voted against the motion.
- 6918 **LAND NORTH OF 14 WESTWELL COURT (Application No.17/00708/AS).** It was **RESOLVED** to approve the comments produced by Cllr. Mrs. Walder with the following revisions and to send them to the Planning Officer at Ashford Borough Council and Tenterden's Borough Councillors (Cllrs. Clokie, Knowles, Bennett and

Link) so that they are fully informed on this aspect in preparation for the upcoming meeting of Ashford Borough Council's Planning Committee.

1. Amendment on first page, second paragraph: Policy TRS5 of the Tenterden and Rural Sites DPD adopted in October 2010;
2. On page 2, under the heading Access, second paragraph: There is no clarity on what measure has been used with regard to the 56-bed care home in assessing its dwelling equivalence. Independent estimates of dwelling equivalences of the care home indicated that the Kent Design Guide 50-bed limit would be significantly exceeded. In addition, significant safety concerns arise over the positioning of a development which by its very nature must present additional issues with regard to evacuation in the event of fire, especially in the absence of a secondary emergency access route. The confidence expressed by other consultees as to the suitability, and most importantly, safety of the use of Westwell Court as the only access in and out is not shared by Tenterden residents or by Tenterden Town Council.

6919 **SUB-COMMITTEE & WORKING GROUPS.**

- (a) Strategic Space Planning Sub-Committee. Cllr. Nelson advised there had been no further meetings; however now that further clarification has been received from Ashford Borough Council in connection with the Neighbourhood Plan, a sub-committee meeting could be arranged to try to finalise the Strategic Space Plan.
- (b) Selective Neighbourhood Plan Working Group. Cllr. Carter reported that professional advice should be sought from ABC in order to ensure this is done properly; Mr. S. Cole at ABC had provided some advice via email.

Cllr. Nelson suggested seeking the advice of Mr. J. Boot (Freelance Community Planner) on whether the additional items suggested for inclusion by Mr. Cole should be included in the NHP.

Cllr. Mrs. Walder thanked Cllr. Nelson for the work that had been put into producing the Strategic Planning Document (SPD) and suggested that the SPD be completed and submitted given how far forward it was. This would at least offer some protection whilst the NHP is being produced.

Cllr. Crawford stated that the NHP would take more than two years to produce if the extra topics stated by Mr. Cole were included. There needs to be rock-solid evidence for the NHP to pass independent examination; with an SPD, this only goes to ABC for approval and does not go for independent examination. Both plan documents would be considered material by Ashford planning officers.

The Town Clerk reported that Simon Cole's email implied suggested 'possible additions', it was not a directive. The quickest way forward would be to refer the comments to Mr. Boot and take his view.

It was **RESOLVED** that a meeting should be organised between Mr. Cole, Mr. Boot and Councillors to see what should be included in the SPD and NHP. Proposals would be brought back to the next Planning Meeting.

6920 **MINOR MATTERS.** None.

6921 **CORRESPONDENCE.** None.

6922 **ANY OTHER BUSINESS PREVIOUSLY NOTIFIED TO THE CHAIRMAN.**

- (a) Cllr. Carter suggested that the Planning Meetings should be on a separate night to the Town Council Meetings due to the length of the meetings.

The meeting opened at 8.00pm and closed at 9.15pm

The foregoing Minutes and Report were confirmed and signed at a meeting of the Planning Committee on the 11th day of February 2019.

Chairman _____ (11.02.2019)