

TENTERDEN TOWN COUNCIL



MINUTES OF THE SPECIAL PLANNING COMMITTEE MEETING HELD AT TENTERDEN TOWN HALL ON 1st AUGUST 2016

Councillors Present:

M. Carter, Mrs. J. Curteis, H. Edwards, Miss N. Gooch, R. Isworth, R. Lusty (Chairman), K. Mulholland, J. Nelson, Mrs. P. Smith and A. Sugden.

Officers Present:

Town Clerk Mr. P. Burgess

Others Present:

Cllrs. Mrs. Ferguson, Knowles (also of ABC) (not members of this committee) and Cllrs. Clokie and Link of ABC.

6477 **APOLOGIES FOR ABSENCE.** Cllr. Dr. Lovelidge and Cllr Galpin (ABC)

6478 **DECLARATIONS OF INTEREST.** None

6479 **MEMBERS' QUESTIONS.** Cllr Knowles asked whether the committee findings would be ratified by the full council. The response to the Local Plan is, however, within the planning committee's delegated powers and the results would be circulated to all councillors.

6480 **ASHFORD BOROUGH COUNCIL LOCAL PLAN TO 2030.** The Committee considered the Local Plan. It was **RESOLVED** that its response below regarding the consultation would be submitted to ABC.
ACTION: TOWN CLERK.

General Comments

All reference to Ashford (where these are not specific to the town itself) should be changed to the "Borough of Ashford".

Supported Policies

The following policies were specifically supported by the Town Council:

- S24 Tenterden Southern Extension phase B
- S25 Pickhill Business Village Tenterden – subject to comment below
- S42 St Michaels – Beechwood Farm
- HOU1 Affordable Housing
- HOU4 Windfall Development
- HOU6 Self and Custom Built developments
- HOU8 Residential Extensions
- HOU9 Standalone annexes
- HOU10 Development of residential gardens
- EMP1 New Employment uses
- EMP3 Extensions to employment premises in the rural area
- EMP6 Promotion of Fibre to the Premises (FTTP)
- ENV5 Protecting Important rural features
- ENV10 Renewable and Low Carbon Energy
- ENV11 Sustainable Design and Construction – Non-residential

Policy Specific Comments

Policy Reference	Description	Comment
SP1 3.5	Strategic Policy Vision for Tenterden	Better support required for retail sector in Tenterden and greater control over the numbers of non-retail premises on the High Street (contrary to Policy EMP8) Add the words "and location" after <i>suitable scale, design and character</i> East Cross Clinic should be made available to Ivy Court Surgery Development of the west side of Recreation Ground Rd. Shops with offices/residential above and additional car parking
SP1 3.48	Distribution of Housing development	Specific policy required stating that Tent1b should be the only major housing development allowed
SP4 3.135 et seq	Delivery of Retail and Leisure Needs	Vision for Ashford town centre needs to apply also to Tenterden town centre.
S25	Pickhill Business Village	Policy for Pickhill supported with the following addition. Leigh Green Industrial Estate – the extension of the existing site to incorporate the redundant garage to the south would be supported if it resulted in significant improvements to the existing site.
EMP2	Loss or Redevelopment of Employment sites and Premises	Rural area – introductory paragraph " <i>Proposals for the loss...</i> " should this refer specifically to use class B employment, and should there be an equivalent for use class A?
EMP8	Primary Shopping Frontage in Tenterden	We should strive for retail use within the primary shopping frontage rather than all town centre uses
EMP11	Tourism	Extend 2 nd paragraph to Tenterden or to throughout Borough Comments also invited from Kent and East Sussex railway (KESR)
ENV13	Conservation and enhancement of Heritage Assets	Policy agreed but would like to review which assets are included and request an appraisal of our conservation area. (ref 5.402)
ENV14	Conservation Areas	Policy agreed
TRA6	Provision for Cycling	Specific Listing for the following routes: • Grange Rd to Drury Rd – improve • Extend route above to station or Church Rd • Make Priory Way to Sandy Lane link usable • Tenterden to Headcorn Translink to be promoted • Upgrading of Sandy Lane to form Cycling route spine • Improving safety for cyclists at East Cross & West Cross junctions. • Promoting and providing safe cycling and walking routes to schools
TRA7	Road Network and Development	See TRA6 above.
COM1	Meeting the Community's Needs	"Evolving wish lists" from communities and councils to be implemented wherever practicable.
COM2	Recreation, Sport, Play and Open Spaces	"Evolving wish lists" from communities and councils to be implemented wherever practicable.

6481 **ANY OTHER BUSINESS PREVIOUSLY NOTIFIED TO THE CHAIRMAN.** None.

The meeting opened at 7.00pm and closed at 8.25pm

The foregoing Minutes and Report were confirmed and signed at a meeting of the Planning Committee on the 15th day of August 2016.

Chairman..... (15.08.2016)