

TENTERDEN TOWN COUNCIL



MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT TENTERDEN TOWN HALL ON 12TH NOVEMBER 2018

Councillors Present: M. Carter, Mrs. J. Curteis, H. Edwards (Vice-Chair), M. Hickmott, R. Isworth, Dr. L. Lovelidge, K. Mulholland, J. Nelson and Mrs. C. Walder.

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

Others Present: Cllrs. Mrs. S. Ferguson, M. Freeman, C. Knowles, Mrs. P. Smith, A. Sugden (not members of this Committee) and 17 members of the public.

6881 **APOLOGIES FOR ABSENCE.** Cllr. J. Crawford (Chair) and Miss N. Gooch.

6882 **DECLARATIONS OF INTEREST.** Cllr. Edwards declared an interest in Application No. 18/01458/AS; his neighbour was the daughter of the applicant.

6883 **MINUTES.** The minutes and reports of the meetings held on 1st October 2018 (Special) and 8th October 2018 were confirmed and signed as correct records.

6884 **MATTERS ARISING.** None.

6885 **MEMBERS' QUESTIONS.** None.

6886 **REPRESENTATIONS FROM MEMBERS OF THE PUBLIC.** One member of the public wished to speak regarding Application No. 18/01518/AS.

- (a) Mr. A Poole of Appledore Road referred to the Special Planning Committee meeting held on 6th November 2018, particularly the application for the Land North of 14 Westwell Court. Mr. Poole highlighted Cllr. Edwards' reference to the Wates Site in his background information on the Westwell Court application; Mr. Poole felt that this was not relevant and misleading. All references to historic meetings which are no longer relevant should cease.

Cllr. Carter reported that the Government of the day and the future are going to expect the Borough to take further housing. This will not last until 2030 and there is more housing to come. We must be of the opinion that we can influence what is coming. Many applications are won on appeal as the Government are targeting 30,000 a year which will go ahead.

Cllr. Dr. Lovelidge disagreed with Cllr. Carter's comments and requested that Cllr. P. Clokie of Ashford Borough Council commented.

Cllr. Clokie reported that they were currently waiting for a reply from the Inspector and if the Local Plan was deemed sound, then Tenterden stands with the figure allocated in the Plan. Some of the Borough may require

further housing, however, the need to come to Tenterden is a good way away, and not until at least 2030.

Cllr. Mrs. Walder reported that all applications are assessed on a case by case basis and it was disheartening for people to believe that there is no point objecting as it will be taken to appeal. Cllr. Mrs. Walder also commented there is now a new National Planning Policy Framework and that the countryside is not just land that hasn't been built on yet.

Cllr. Edwards responded to Mr. Poole. Cllr. Edwards had stated that 'general housing' was ruled out by the Planning Committee of this Council. Westwell land has been for a long time within the developer envelope defined by the railway line, that is why Cllr. Edwards added the remark 'maybe something else'.

Mr. Poole reported that the inference was that, had the Council not taken the decision they did on 29th August last year, had that decision not been made then Westwell land would effectively have been protected. Those plans were in place well before this, so this was not a justification for this statement.

6887 **PLANNING APPLICATIONS.** The Committee considered the following planning applications. It was **RESOLVED** that its recommendations would be submitted.

18/00980/AS East (Oasis), 35 High Street.

Erection of 1 no. replacement non-illuminated fascia sign and 1 no. replacement non-illuminated hanging sign with branded signs/lettering (retrospective).

SUPPORT.

18/01469/AS East (Oasis), 35 High Street.

Listed building consent for the same, internal alterations to shop fitting, external re-painting (retrospective).

SUPPORT.

18/01450/AS 11 Heather Drive.

Proposed single storey rear extension; change of external materials to render; parking to front.

SUPPORT.

18/01452/AS The Old Stables, Shoreham Lane.

Change of use of existing storage building into residential annexe serving The Old Stables.

SUPPORT.

18/01458/AS Beacon Oak House, 78 Ashford Road.

Change of use of former Care Home to dental practice (Class D1 Use), the erection of a two-storey extension to the rear of the property, the widening of the existing access on to Ashford Road, the creation of a new access on Beacon Oak Road, the provision of car parking and associated works.

Cllr. Edwards reported that he would not be commenting on the application. The Committee

discussed the application and agreed that a site visit should be undertaken, given concerns raised, particularly with the second access. The Town Council had already received an extension for this application, therefore, Ashford Borough Council would be asked if a further extension could be agreed. If this could not be done, then it was agreed that the following objection comment would be submitted.

OBJECT on the grounds:

1. Intensification of the use of the site, particularly the car park adjacent to Beacon Oak Cottage and increased traffic in a residential area.

2. The widening of the current access and the new proposed access will have an adverse impact on Beacon Oak Road, Ashford Road, and the roundabout that may be installed as part of the Tilden Gill development on the Beacon Oak Road junction with the A28.

3. No report was available from Kent Highways at the time of the Town Council's consideration; this would be imperative.

4. The possible visual impact.

5. The removal of trees which is unclear.

6. Extensive opening hours.

7. The uncertain impact of any external lighting.

Cllr. Edwards abstained from voting.

18/01460/AS

The Old Brewhouse, Appledore Road.

Variation to condition 3 on planning permission reference 16/01582/AS to alter the approved plans in relation to fenestration and install double glazing.

SUPPORT.

18/01473/AS

37 Knockwood Road.

Proposal removal of existing extensions on the rear elevation and construction of new extension on the rear.

SUPPORT.

18/01518/AS

The Woodlands, Swain Road.

Proposed Stable block comprising 6 stables, hay store, tack room, feed room, store room and domestic 20m x 40m arena with access track.

Mr. M. Stephens of Little Harbourne addressed the Committee. His property is situated to the north and right of The Woodlands. Six acres in total, with 3 acres taken up by the existing house and new track. The Applicant states that the development does not impact on the highway and it does not impact on any other properties, both of which are untrue. Both are in full view, with the arena only 100 yards from his front garden. Mr. Stephens listed his concerns.

- (i) Size – the property already has two stables and a huge barn. The proposed stables dwarf the huge barn.
- (ii) DEFRA stipulate between one and two acres of grazing per animal; there is three acres of useable grazing between 8 stables.
- (iii) The proposed building will directly face his property to which all the noise will be focused, all day all year round.
- (iv) The drainage northwards will be an issue. The waste water will drain into a ditch that goes directly into their pond. This will include washdowns and horse urine.
- (v) There are concerns over the lighting; it is a very dark area and any lighting will impinge on their property.
- (vi) Traffic – they have chosen to put access at the bottom right hand corner and to run a new track 250 yards along the edge of the road to the point where it meets the existing track which is a suitable access.

The design has been designed to minimise the impact on Woodlands and maximise the impact on the neighbours.

Cllr. Edwards drew the Committee's attention to the eight online objections to the application.

Cllr. Mulholland reported that he had read all the online objections and the scale is too intense for a very rural and narrow country lane that is used by the residents. The issues that Mr. Stephens has mentioned including the welfare of DEFRA, drainage, potentially lighting, he believed this would become commercial stabling. The impact on the neighbours is immense and the lane itself is not suitable for the increase in traffic.

Cllr. Mrs. Curteis and Cllr. Hickmott both supported Cllr. Mulholland's comments.

OBJECT on the grounds:

- 1. Scale of development.**
- 2. The impact on the adjacent neighbour.**
- 3. The impact on Swain Road which is more of a lane.**
- 4. There is concern over the welfare of the animals; DEFRA stipulate two acres per horse – the applicant has three acres of usable grazing for 8 stables.**
- 5. There is doubt regarding the sustainability.**
- 6. There was concern regarding the prominence of the existing barns.**
- 7. Lighting nuisance in a rural setting.**
- 8. There are concerns with the drainage from the stables; this will be via a ditch into a natural pond.**

- 18/01521/AS** **11 Recreation Ground Road.**
Single storey conservatory to rear elevation.
SUPPORT.
- 18/01522/AS** **Tenterden Library, 2 Manor Row, High Street.**
Installation of 2 no. non-illuminated fascia signage.
Application for advertisement consent.
NORTH WARD.
- 18/01526/AS** **Pinemore, Ingleden Park Road.**
Two-storey rear extension, front extension to entrance, front dormer window, first floor window to side elevation.
SUPPORT.
- 18/01546/AS** **17 Orchard Road.**
Single storey rear extension.
SUPPORT.
- 18/01548/AS** **21 Pittlesden.**
Replacement single storey side extension (revision to planning permission 18/00967/AS).
SUPPORT.

6888 **ASHFORD BOROUGH COUNCIL DISCHARGE OF CONDITIONS.** List No. 005 was **NOTED.**

6889 **ASHFORD BOROUGH COUNCIL DECISIONS.** List No. 572 was **NOTED.**

6890 **SUB-COMMITTEE & WORKING GROUP REPORTS.** Cllr. Nelson reported that a meeting of the Strategic Space Planning Sub-Committee took place on 29th October 2018 and the group would like to recommend sending their report to Ashford Borough Council for their input and to also ask the Green Spaces Steering Group to comment on the green spaces section. It was **RESOLVED** that the Strategic Space Planning Sub-Committee can liaise with both Ashford Borough Council and the Green Spaces Steering Group for comments on the Strategic Plan.

6891 **MINOR MATTERS.**

- (a) Ivy Court Surgery – Planning Application 18/01196/AS. It was **NOTED** that Cllr. Isworth will be attending the Ashford Borough Council Planning meeting on 14th November 2018 to represent the Council and support the application.

6892 **CORRESPONDENCE.**

- (a) Certificate of Lawful Development. The letter from a resident regarding a Certificate of Lawful Development and the Town Clerk's reply was **NOTED.**
- (b) Wates. A letter of response to the Limes Land Protection Group from Wates was **NOTED.** Cllr. Carter noted the points in the letter regarding flooding to the homes located on Appledore Road and this should be referred to the External Committee. Cllr. Dr. Lovelidge reported that this was a PR letter and not actions for the Town Council. It was agreed that Councillors would review the letter individually and no further action would be taken. Cllr. Carter was against the decision.

6893 **ANY OTHER BUSINESS.**

- (a) Cllr. Edwards reminded the Committee that 10th December 2018 was the last Planning meeting scheduled for 2018 and Cllr. Crawford would be chairing the meeting.

The meeting opened at 7.55pm and closed at 8.57pm

The foregoing Minutes and Report were confirmed and signed at a meeting of the Planning Committee on the 10th day of December 2018.

Chairman _____ (10.12.2018)