

# TENTERDEN TOWN COUNCIL



## **MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN TENTERDEN TOWN HALL ON 28<sup>TH</sup> NOVEMBER 2016**

**Councillors Present:** M. Carter, Mrs. J. Curteis, H. Edwards, Miss N. Gooch, R. Isworth, Dr. L. Lovelidge, R. Lusty (Chairman), K. Mulholland, J. Nelson, Mrs. P. Smith and A. Sugden.

**Officers Present:** Deputy Town Clerk Mr. R. Parham and Town Clerk Mr. P. Burgess.

**Others Present:** Cllrs. Mrs. Ferguson, and Knowles (not members of this committee) and four members of the public.

6529 **APOLOGIES FOR ABSENCE.** None.

6530 **DECLARATIONS OF INTEREST.**

- (a) Cllr. Carter declared an interest in applications 16/01518/AS and 16/01519/AS – 10 West Cross.
- (b) Cllr. Isworth declared an interest in application 16/01619/AS – Coldharbour Farm, Plummer Lane.
- (c) Cllr. Lusty reported that he had been lobbied on applications 16/01529/AS – Land to the Rear of 3-7 High Street, 16/01549/AS – Great Bulleign Farmhouse, Smallhythe Road and 16/01619/AS – Coldharbour Farm, Plummer Lane.
- (d) Cllr. Mrs. Smith declared an interest in application 16/01619/AS – Coldharbour Farm, Plummer Lane.

6531 **MINUTES.** The minutes and report of the meeting held on 7<sup>th</sup> November 2016 were confirmed and signed as a correct record.

6532 **MATTERS ARISING.** Cllr. Lusty reported that site visits had been held for applications 16/01494/AS – Great Bulleign, Smallhythe Road and 16/01549/AS – Great Bulleign Farmhouse. He expressed concern that only six members of the committee had attended, and requested that members give their apologies if they would not be able to attend.

6533 **MEMBERS' QUESTIONS.** None.

6534 **PLANNING APPLICATIONS.** The Committee considered the following planning applications. It was **RESOLVED** that its recommendations would be submitted.  
**ACTION: TOWN CLERK.**

**16/01432/AS** Elizabeth Rose, 67 High Street.

Erection of two glass partition internal walls / doors at first floor to create office area.

**SUPPORT.**

- 16/01494/AS Great Bulleign, Smallhythe Road.**  
Erection of two storey side and rear extension.  
*The applicant introduced the scheme, and emphasised that the proposed work was crucial for his four-child family to continue to reside in the area.*  
**SUPPORT.**
- 16/01505/AS 33 Leslie Crescent.**  
Erection of a single storey side extension and raised patio.  
**SUPPORT.**
- 16/01518/AS 10 West Cross.**  
Alterations to shop front and single storey extension to existing open courtyard to rear (resubmission of previously approved application 13/00485/AS).  
**SUPPORT.**
- 16/01519/AS 10 West Cross.**  
Internal alterations to include repair of staircase, partial removal of fireplace. New rear extension. Alterations to shop front with externally illuminated fascia signs and lanterns.  
**SUPPORT.**
- 16/01549/AS Great Bulleign Farmhouse, Smallhythe Road.**  
Change of use from holiday let to residential annexe. Conversion of existing garage to habitable accommodation for use as part of proposed annexe and associated external alterations.  
**SUPPORT.**
- 16/01576/AS Morghew Park House.**  
Erection of two garages and 2m close board fence.  
**SUPPORT the planned garages, but request that consideration be given to ending the proposed fence 4 metres from the cattle grid to allow horses to pass safely along the bridleway. A strong landscaping plan should be in place.**
- 16/01580/AS Tenterden Vineyard, Smallhythe Road.**  
Retention of two single storey portakabin solus buildings for use as office and canteen accommodation for a period of five years.  
**SUPPORT.**
- 16/01619/AS Coldharbour Farm, Plummer Lane.**  
Conversion of garage to holiday let accommodation and erection of garden store.  
**SUPPORT.**
- 16/01629/AS Westerly House, Cranbrook Road.**  
Erection of a single storey extensions to east and west elevations. Two storey extension to east and west elevation. Alterations to existing dormer windows to east elevation. Change all windows and doors.  
**SUPPORT.**

- 16/01670/AS** **14 Beacon Walk.**  
Change of use from residential (C3) to mixed use residential (C3) and sui generis (yoga/catering).  
**SUPPORT.**
- 16/01679/AS** **Ellington, Appledore Road.**  
Erection of front porch and single storey side/rear extension.  
**SUPPORT.**
- 16/01688/AS** **Annexe, Bugglesden, Bugglesden Road.**  
Change of use of existing residential annexe to residential annexe and holiday let.  
**SUPPORT.**
- 16/00182/TC** **Kent & East Sussex Railway, Station Road.**  
To reduce the height of twin stem ash by 3 metres, and reshape.  
***The application had already received consent.***
- 16/00184/TC** **43 Ashford Road.**  
To thin the crown of a silver birch by 15-20%  
**SUPPORT.**
- 16/00225/TC** **Cedar Court, Woodbury Lane.**  
To lift the lower branches of one prunus. To thin two acers by 10%. To reduce a sycamore by 1 metre. To remove one metre from the height of one hawthorn. To reduce the crown of one ash by 1 metre. To re-pollard one salix. To reduce one sycamore by 1 metre away from the building, and reduce its height by 1.5 metres. To cut back one sycamore to give 5.2 metres highway clearance.  
***The application had already received consent.***
- 16/00228/TP** **6 Hurst Close.**  
To fell two alder trees.  
**SUPPORT.**
- 16/00229/TP** **Orchard House, Swain Road.**  
To remove four lower branches from a beech tree.  
**SUPPORT.**

6535 **ASHFORD BOROUGH COUNCIL DECISIONS.** List No. 541 was **NOTED.**

6536 **TENT 1 DEVELOPMENT – PHASE B.** It was **RESOLVED** that the Town Clerk with Cllrs. Lusty and Nelson, would make an approach to the owner of the land which would comprise phase B of the development to encourage him to establish a relationship with the planning department at ABC.

6537 **STRATEGIC PLAN FOR TENTERDEN.** A working group, consisting of Cllrs. Carter, Mrs. Curteis, Miss Gooch, Lusty, Mulholland, Nelson and Sugden, was established to prepare a first draft of a local planning strategy document, potentially endorsing the ABC housing strategy and identifying criteria for assessing potential development proposals. Councillors and members of the public would be invited to contribute by visiting proposed development sites, preparing Landscape Impact Assessments, reviewing Sustainability Assessments and contributing to a list of infrastructure needs.

When the strategy document was completed, a planning consultant would be invited to "sanity check" it, and subject to that review the document would then be put to the planning department at ABC to seek its support. It would then be published for comments by local residents and organisations, so that feedback could be incorporated prior to adoption by the Town Council.

Finally, when adopted, the document would be used as the Council's response to planning consultations for omission sites and other large-scale applications, at least until the Local Plan to 2030 was in force.

Any expenditure incurred would be put to the Finance & General Purposes Committee for consideration.

6538 **MINOR MATTERS.** It was **NOTED** that the latest edition of the Ashford Development Update, which included an update on the local plan to 2030, had been published.

6539 **ANY OTHER BUSINESS.** None.

**The meeting opened at 7.00pm and closed at 7.55pm**

The foregoing Minutes and Report were confirmed and signed at a meeting of the Planning Committee on the 19<sup>th</sup> day of December 2016.

Chairman \_\_\_\_\_ (19.12.2016)