

## TENTERDEN TOWN COUNCIL



### **MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT TENTERDEN TOWN HALL ON 3<sup>RD</sup> JUNE 2019**

**Councillors Present:** M. Carter, J. Crawford (Chair), Mrs. J. Curteis, Miss. A. Gardner, K. Mulholland, J. Nelson, R. Quinton and Mrs. C. Walder (Vice-Chair).

**Officers Present:** Deputy Town Clerk Mrs. C. Gilbert and Administrative Assistant Mrs. L. Owers.

**Others Present:** Cllrs. V. Cole, Mrs. S. Ferguson and A. Sugden (not members of this Committee), Cllr. P. Clokie (ABC) and 30 members of the public.

6980 **APOLOGIES FOR ABSENCE.** Cllrs. C. Knowles, Dr. L. Lovelidge and Mrs. P. Smith.

6981 **DECLARATIONS OF INTEREST.** Cllr. Mrs. Walder declared an interest in Application Nos. 19/00603/AS and 19/00663/AS and would leave the room.

6982 **MINUTES.** The minutes and report of the meeting held on 29<sup>th</sup> April 2019 were confirmed and signed as a correct record.

6983 **MATTERS ARISING.** None.

6984 **COUNCILLORS QUESTIONS.** None.

6985 **VICE-CHAIRMAN.** It was **RESOLVED** that Cllr. Mrs. Walder be appointed as Vice-Chair for the 2019-2020 Council year.

6986 **RESIGNATION.** It was noted that Cllr. Nelson had resigned from the Planning Committee. Cllr. Crawford recorded his thanks to Cllr. Nelson for the vast contribution he had made on planning and that it was much appreciated.

6987 **REPRESENTATIONS FROM MEMBERS OF THE PUBLIC.** Mr. T. Batkin on Application No. 18/00928/AS; Mrs. H. Whitehead on Application No. 19/00600/AS; Mr. S. Sidebottom on Application No. 19/00663/AS; Mr. A. Holyoake on Application No. 19/00724/AS; and Mrs. N. Holyoake spoke on behalf of Mrs. M. Leek on Application No. 19/00724/AS. *Some of the key points from each representation will be included in the minutes, however, full copies of the speeches will be uploaded to the Council's website, subject to the speakers approval.*

6988 **PLANNING APPLICATIONS.** The Committee considered the following planning applications. It was **RESOLVED** that its recommendations would be submitted.

**18/00928/AS Priory Lodge, Appledore Road.**

Proposed single storey rear extension.

Mr. T. Batkin of Little Finchden, Preston Lane reported that Prior Lodge and Little Finchden were originally one

property. This application was an extension on an extension and would impact on their property given the configuration of the properties. Mr. Batkin's key objections were that the extension affects the character and setting of the listed buildings and impacts on the residential amenity of their home.

Cllr. Crawford commented that this application was discussed recently by the Town Council's Planning Committee and based on the evidence that has been presented at the meeting asked the Committee for views. Cllr. Carter requested a site visit and suggested Ashford Borough Council were asked for an extension for further comments.

**DEFERRED to 1<sup>st</sup> July 2019 pending a site visit.**

**19/00487/AS Beacon Oak House, 78 Ashford Road.**

Change of use of former Care Home (Class C2 use) to dental practice (Class D1 use) and residential unit (Class C3 use), demolition of garage, the erection of a two-storey extension to the rear of the property, provision of a new basement area, the creation of a new onto Ashford Road, the provision of car parking, and associated works at 78 Ashford Road.

**DEFERRED pending receipt of the revised plans.**

**19/00600/AS Green Hedges, Beacon Oak Road.**

Redevelopment of site to 4 No. new residential dwellings with associated amenity curtilage and car parking, including demolition of existing structures and buildings.

Mrs. H. Whitehead, who represents the Green Hedges partnership, reported that Green Hedges was a brown field site and they had looked at various options and at four housing schemes in conjunction with ABC pre-planning. Extensive research had been carried out on the style and finer details of the site in comparison to style aspects around Tenterden and the impact on neighbours.

Cllr. Crawford commented on the low number of parking spaces for one of the dwellings, however, Mrs. Whitehead confirmed that there was plenty of additional parking on site.

Cllr. Mrs. Walder commented that there were a number of small ecological improvements identified by Kent County Council and these should be addressed.

**SUPPORT on condition that the ecological improvements requested by Kent County Council should be carried out.**

Cllr. Quinton abstained from voting.

Cllr. Mrs. Walder left the room.

**19/00603/AS** **Potts Farm House, Chennell Park Road.**  
Proposed Outbuilding to provide annex accommodation and carport with office/study over.  
**SUPPORT.**

Cllr. Mrs. Walder returned to the room.

**19/00625/AS** **The Vine Inn, 76 High Street.**  
Installation of 1 illuminated hanging sign & 5 illuminated fascia signs.  
Cllr. Carter reported that he could see no problem with application as long as the lighting was dimmed.  
Cllr. Mrs. Curteis commented that the signs should only be illuminated when The Vine is open.  
**SUPPORT on condition that the level of lux is low and the lighting is switched off when The Vine is not open.**

Cllr. Crawford abstained from voting and Cllr. Quinton voted against the proposal.

**19/00632/AS** **16 Rogersmead.**  
Erection of a single storey 2-bedroom dwelling.  
Cllr. Sugden, not a member of this Committee, commented that 16 Rogersmead had been derelict for some time but has just been refurbished. Cllr. Sugden had been speaking to a number of residents who would be affected by the application, however, there were no major objections. The specific comments spoke about the modern materials being considered and them being slightly out of keeping with Rogersmead properties; the bungalow seemed crammed in and a resident in Pittlesden whose house sits lower than 16 Rogersmead and would now be overlooked.  
Cllr. Carter agreed with Cllr. Sugden's comments and suggested a robust landscaping plan and reinforcement of the protection of the boundary to ensure the privacy of the Pittlesden resident.  
Cllr. Quinton raised his concerns with the building materials of the bungalow which would be out of keeping and suggested that the building materials were the same as those used for 16 Rogersmead.  
**SUPPORT on condition that (i) the materials used in the build are similar to those used for 16 Rogersmead as the proposed style is out of keeping with the area; (ii) appropriate screening should be included to protect the privacy of the residents of Pittlesden.**

**19/00654/AS** **Cherry Orchard Cottage, Smallhythe Road.**  
Erection of detached garage (revision to garages approved under 11/01456/AS and subsequent amendments).  
**SUPPORT.**

**19/00657/AS**    **Heronndon Lodge, Smallhythe Road.**  
Replacement Garage.  
**SUPPORT on condition that existing access is used for access to the replacement garage.**

**19/00659/AS**    **Pickhill Farm, Smallhythe Road.**  
Erection of new commercial building, comprised of three separate units, two single storey and one double storey.  
**SUPPORT.**

**19/00722/AS**    **68 Chalk Avenue.**  
Proposed single storey side and rear extensions.  
**DEFERRED TO 1<sup>ST</sup> JULY 2019 due to the Planning Committee members not receiving notification of this application.**

Cllr. Mrs. Walder left the room.

**19/00663/AS**    **Chennell Park Farm, Chennell Park Road.**  
Two storey extension, balcony to front; new garage/workshop, stables and ancillary storage barn.  
Mr. S. Sidebottom of Chennell Park Road addressed the Committee and listed his material objections: impact on traffic; noise from the stables; layout and density of the building; Government Policy including NPPF; Ashford Borough Council's Local Plan requirements; impact on nature conservation; design and appearance; impact on the AONB and loss of heritage. There had been inadequate consultation on this application with residents (only the applicant had been consulted) and the planning notice displayed at the property was inadequate. Mr. Sidebottom requested that the Committee defer a decision pending a site visit and adequate consultation by ABC with residents and authorities including CPRE and the High Weald.  
Cllr. Mrs. Curteis commented that the application states Chennell Park is a farm; this is incorrect. All parkland has been used by other farmers for grazing. Cllr. Mrs. Curteis was particularly concerned at the narrow lane and the increase in vehicles, particularly horse boxes.  
Cllr. Carter commented that a site visit and an extension for comments required. Consideration also needed to be made as to whether this should be called in to the ABC Planning Committee. Cllr. Crawford commented that ABC needs to broaden their consultation.  
Cllr. Quinton commented that the proposed development was too large and felt that this would be the start of further development.  
Borough Councillor Mr. P. Clokie commented that the Planning Committee should urgently request to ABC a delay for wider consultation.  
**DEFERRED pending a site visit and a request for**

**adequate consultation with neighbouring residents and authorities.**

Cllr. Mrs. Walder returned to the room.

**19/00724/AS The Pines, Smallhythe Road.**

Demolition of existing buildings and erection of four residential dwellings, together with associated access, parking, landscaping and drainage.

Mrs. N. Holyoake of Three Fields Road spoken on behalf of Mr. & Mrs. M. Leek of Three Fields Road who were unable to attend the meeting. Mr. & Mrs. Leek's main objections to the application concerned removal of their only adequate light source due to the proposed buildings which would sit between a group of trees and the large Oak Tree; no consideration by the applicant of the high number of wildlife using the land; lack of meaningful measurements in the plans; no consideration of the strip of land owned by Taylor Wimpey and the location of the stream which are wrongly positioned on the plans; high increase in square footage of development; and the effect of the development of the health and wellbeing of Mr. & Mrs. Leek.

Mr. Holyoake of Three Fields Road addressed the Committee and stated his objections. The main points were: site layout is factually incorrect with the developers of this application continuing to not detail the correct canopy size and positioning of the T8 Oak tree; overdevelopment of site in such close proximity to the other properties; the amended plots have increased in size by 200 square feet; the plots are positioned to totally cover the rear of Mr. Holyoake's property; the buildings will greatly restrict the natural light to Mr. Holyoake's garden which already suffers from low light levels. The plots also have large windows on the side aspect which directly overlook Mr. Holyoake and his neighbours properties and invade their privacy.

Cllr. Mrs. Walder thanked the residents for their presentations. Cllr. Mrs. Walder reported that the scale of the development was overbearing; there was not enough room on the site; and not a single measurement. Kent County Council had not made comments on the access and the applicant had not provided an ecology survey. It also referred to a ditch rather than the stream.

Cllr. Mulholland commented that the development was overwhelming and totally unacceptable, with the applicant trying to shoehorn in development for maximum gain.

Cllr. Carter commented that during the Tent1

negotiations, it was stated that the watercourse should be protected and remain a green area/green buffer.

**OBJECT on the following grounds:**

- (i) **overdevelopment of the site: the size of the buildings are too great and have increased in square footage from the previous application which was rejected by Tenterden Town Council;**
- (ii) **measurements and location of the stream and Oak tree are incorrect;**
- (ii) **ecology has not been taken into consideration and it is a stream that runs through the land, not a ditch as stated by the applicant;**
- (iii) **there is severe impact on the neighbouring properties and this will result in a substantial loss of privacy and a further reduction in light which is already being experienced from the T8 Oak tree;**
- (iv) **there are concerns over the access and lack of parking spaces per property; to date, no comments have been uploaded from Kent Highways.**

The Planning Committee also notes the policies contained in Chapter 4 of the Local Plan and the emphasis put on the need for a planned and considered landscape framework, producing, 'recognisable neighbourhoods, providing a clear frontage to the linear green space complementary to that created in Phase A [of TENT1] and respecting existing water features'. The Application shows no such consideration and appears designed simply to maximise the units built in a way that will severely impact upon the residential amenity of occupants of Tent 1A and undermine the policy aim of a planned and coherent framework to Tent 1B. If granted, these buildings will be the permanent diametric opposite of what the Local Plan seeks to achieve.

6989 **NOTIFICATION OF DISCHARGE OF CONDITIONS.** List No. 11 was **NOTED**.

6990 **DECISIONS OF THE ASHFORD BOROUGH COUNCIL PLANNING COMMITTEE.** List No. 579 was **NOTED**.

6991 **EXISTING SUB-COMMITTEE & WORKING GROUPS.**

- (a) Strategic Space Planning Sub-Committee. It was **NOTED** that no meetings had been held.
- (b) Selective Neighbourhood Plan Working Group. The notes of a meeting held on 1<sup>st</sup> May 2019 were **NOTED**.

- (i) Feedback from Launch Meetings. Cllr. Mrs. Walder reported that the launch events were very well attended and all the Working Groups are now full. The Groups were up and running and all officers had been elected to the Sub-Committee; the majority are residents.
- (ii) June 2019 Report. The Neighbourhood Plan Planning Report dated June 2019 was **NOTED**.

6992 **FUTURE SUB-COMMITTEE & WORKING GROUPS.**

- (a) Strategic Space Planning Sub-Committee. It was **RESOLVED** to wind-up the Strategic Space Planning Sub-Committee.
- (b) Proposal for Conservation Area Management Plan. It was **RESOLVED** to set up the Conservation Area Management Plan Sub-committee and Cllrs. Carter, Crawford, Mrs. Curteis, Miss. Gardner, Mulholland, Nelson and Quinton were appointed. It was agreed to **DEFER** approval of the Terms of Reference until feedback was received from Ashford Borough Council.

6993 **MINOR MATTERS.**

- (a) Rolvenden Neighbourhood Plan. The submission of Rolvenden Parish Council's Neighbourhood Plan and the consultation period was **NOTED**.

6994 **CORRESPONDENCE.** None.

6995 **ANY OTHER BUSINESS PREVIOUSLY NOTIFIED TO THE CHAIRMAN.**  
None.

**The meeting opened at 7.00pm and closed at 8.15pm**

The foregoing Minutes and Report were confirmed and signed at a meeting of the Planning Committee on the 1<sup>st</sup> day of July 2019.

Chairman \_\_\_\_\_ (01.07.2019)