

**TENTERDEN TOWN COUNCIL**

**PLANNING COMMITTEE  
AGENDA ITEM 7**

**19<sup>th</sup> February 2018  
DECISIONS LIST NO. 562**

**DECISIONS OF ASHFORD BOROUGH COUNCIL'S PLANNING COMMITTEE.**

The following decisions have been made:

**Planning Applications:**

- 15/00939/CONB/AS**    **Garage blocks to the rear of 35 to 37, Priory Way.**  
Discharge of conditions: 5 & 7.  
**PERMIT.**
- 16/01853/COND/AS**    **Land south west of Recreation Ground Road and north and east of, Smallhythe Road.**  
Discharge of condition 21.  
**PERMIT.**
- 16/01853/CONB/AS**    **Land south west of Recreation Ground Road and north and east of, Smallhythe Road, Tenterden, Kent**  
Part discharge of condition 8 (H).  
**PERMIT.**
- 16/01853/CONC/AS**    **Land south west of Recreation Ground Road and north and east of, Smallhythe Road, Tenterden, Kent**  
Discharge of condition 10.  
**PERMIT.**
- 16/01853/CONG/AS**    **Land south west of Recreation Ground Road and north and east of, Smallhythe Road, Tenterden, Kent**  
Discharge condition 52.  
**PERMIT.**
- 16/01853/CONI/AS**    **Land south west of Recreation Ground Road and north and east of, Smallhythe Road, Tenterden, Kent**  
Discharge of condition 45.  
**PERMIT.**
- 16/01853/CONN/AS**    **Land south west of Recreation Ground Road and north and east of, Smallhythe Road, Tenterden, Kent**  
Discharge condition 39.  
**PERMIT.**
- 17/01462/AS**            **45 Wayside Avenue.**  
Erection of a single-storey flat roofed extension to the side and rear elevations, and roof conversion involving increase in roof height to existing side structure.  
**PERMIT.**
- 17/01507/AS**            **5 Colonel Stephens Way.**  
Loft conversion incorporating rooflight to front, three dormers to rear and provision of additional second floor window on east elevation.  
**PERMIT.**

**17/01598/AS**

**Tenterden Museum, Station Road.**

Removal of existing signage and replacement with stove enamel with framing comprising 2no. non-illuminated name boards & 1no. non-illuminated decorative crest.

**GRANT CONSENT.**

**17/01628/AS**

**Tenterden Museum, Station Road.**

Removal of existing signage and replacement with stove enamel with framing comprising 2no. non-illuminated name boards & 1no. non-illuminated decorative crest.

**GRANT CONSENT.**

**17/01813/AS**

**Pickhill Farmhouse, Smallhythe Road.**

Proposed extension of detached garage in the grounds of the listed building.

**PERMIT.**

**17/01839/AS**

**Garden Cottage, Golden Square.**

Creation of a new vehicular access from the highway serving a residential dwelling, providing off-road parking space.

**PERMIT.**

**17/01867/AS**

**Potts Farm House, Chennell Park Road.**

Proposed swimming pool and shed for pool equipment

**PERMIT.**

**End**



## Health, Parking and Community Safety

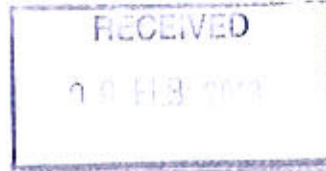
Email: [consultation@ashford.gov.uk](mailto:consultation@ashford.gov.uk)  
Telephone: (01233) 331111



**ASHFORD**  
BOROUGH COUNCIL

Civic Centre  
Tannery Lane  
Ashford, Kent  
TN23 1PL  
(01233) 331111  
[www.ashford.gov.uk](http://www.ashford.gov.uk)  
Twitter: @ashfordcouncil

Town Clerk  
Tenterden Town Hall  
24 High Street  
Tenterden Kent  
TN30 6AN



Our Ref: **2017/Am5**  
Date: **Thursday 08 February 2018**  
Dear Sir/Madam

### Re: **Proposed amendments to parking controls in Tenterden**

Ashford Borough Council, as agents working on behalf of Kent County Council is proposing to make a Traffic Regulation Order, which will bring into force amendments to parking controls in Tenterden **(the area known as Tent 1A)**

### Proposal

Creation of a Restricted Parking Zone within the boundaries of the new development, in line with the expectations set out in the Planning Conditions. The reason given (condition 19) would be-

"To ensure that streets remain free of clutter in the interests of visual amenity."

A Restricted Parking Zone (an "RPZ") is an area in which all the streets are subject to waiting restrictions, other than lengths of road where parking places are designated, whether these parking places bear road markings or not. The proposal will allow management of on-street waiting, parking and use of non-allocated visitor bays

### These changes are being proposed in order-

- To avoid danger to persons or other traffic using these roads and for preventing the likelihood of such danger arising.
- To facilitate the passage of large vehicles on these roads.



- To preserve or improve the visual amenity of the area through which the road runs

A notice giving details of the changes proposed by this Traffic Regulation Order is enclosed herewith along with a plan showing the proposed changes.

A copy of the proposed Order and supporting documents, including the statement of reasons for making this Order and plans showing the extent of proposed changes may be inspected on line at [www.ashford.gov.uk/parkingconsultation](http://www.ashford.gov.uk/parkingconsultation) under 'Amendment 5'. Hard copies of deposit documents will also be available to view at the addresses and times listed overleaf.

If you wish to comment on these proposals you can submit comments through our website at [www.ashford.gov.uk/parkingconsultation](http://www.ashford.gov.uk/parkingconsultation), or alternatively the form overleaf can be completed and returned to the address listed on the other side of the form (see also the address above).

- All comments **must** be submitted by midnight on **01 March 2018** in order to be considered.
- Any objection must state the grounds on which it is made.

Yours faithfully



Kieron Leader  
Technical Officer

Hard copy deposit documents can be viewed at the following locations and times:

Civic Centre, Tannery Lane, Ashford, Kent, TN23 1PL	Mon-Fri 09.00-15.30
Tenterden Town Hall, High Street, Tenterden, Kent, TN30 6AN	Mon-Fri 09.00-17.00
Sessions House (main reception) County Road, Maidstone, Kent, ME14 1XQ	Mon-Fri 08.00-18.00





# Background

## What is a Restricted Parking Zone?

A Restricted Parking Zone (or 'RPZ') is an area where the entrance for vehicular traffic has been indicated by a sign and in which no yellow line road markings have been placed.

In other words, this allows for a more restrained form of restriction, more in keeping with the Vision Statement and Planning Conditions

Although there would be no yellow lines on the road surface, a 'no waiting' restriction would apply. This means that one would be permitted to undertake genuine loading or unloading (e.g. moving into or out of the property) or to pick up or drop off a passenger, for example.

The basic sketch below shows the key factors-

- No single or double yellow lines marked on the ground.
- Entrance signs to alert motorist that they are entering a zone (exit signs on the rear for those leaving the zone).
- Each bay, or set of bays, signed to indicate parking places
- Parking bays may or may not be lined. Markings can be omitted if the bays vary, in pattern or colour, from the surrounding parts of the road and any adjoining bays.



### Please note:

This sort of scheme is possible within the Tent 1 development because, unlike on most **existing** streets, there are both adequate off-street parking for the residential properties and specific non-allocated parking bays, mainly set aside from the main highway.

## What are we trying to avoid?

### Footway parking

Without a separate order agreed by the highway authority (Kent County Council), footway parking is not a civil parking contravention.

Given that the intent for the development is to direct parking to off-street bays belonging to private properties or in non-allocated visitor bays, some form of restriction would be required to prevent this sort of parking. Only the police can deal with the offences of dangerous parking or obstruction.

**Within a Restricted Parking Zone**, a Penalty Charge Notice could be issued to vehicles parked outside of marked bays.

*See examples below of typical footway parking. The vehicles shown would not normally be parked in contravention of civil rules, unless, as in an RPZ, there is an underlying restriction that applies to highway, pavement and/or verge.*



### Obstruction

The police enforce unnecessary obstruction, as well as dangerous parking.

**Within a Restricted Parking Zone**, a Penalty Charge Notice can be issued to vehicles parked outside of marked bays, unless there is an evident exemption, such as genuine loading activity.

*See below an example where banksmen are obliged to direct traffic due to the presence of parked vehicles.*





# Notice of Intention

In the Borough of Ashford

## THE KENT COUNTY COUNCIL (VARIOUS ROADS, BOROUGH OF ASHFORD) (WAITING RESTRICTIONS AND STREET PARKING PLACES) (AMENDMENT 5) ORDER 2017

NOTICE is hereby given that the KENT COUNTY COUNCIL acting as local traffic authority and in exercise of its powers under sections 1(1), 2(1) to (3), 3(2), 4(1) to (3), 32(1), 35(1), 45, 46, 49, 53 and 124 and Part IV of Schedule 9 to the Road Traffic Regulation Act 1984 and of all other enabling powers, intends to make the above Order, to amend 'The Kent County Council (Various Roads, Borough of Ashford) (Waiting Restrictions and Street Parking Places) Consolidation Order 2017' (as amended), the effect of which will be:

The creation of a Restricted Parking Zone (an "RPZ"), which is an area in which all the streets are subject to waiting restrictions, other than lengths of road where parking places are designated, whether these parking places bear road markings or not.

The proposal will allow management of on-street waiting, parking and use of non-allocated visitor bays within the following areas-

### In the Town of Tenterden

Street	Proposed Changes
Bishop Crescent	Introduction of restricted parking zone on adoptable highway. Designated parking only in signed bays
Burgess Drive	Introduction of restricted parking zone on adoptable highway. Designated parking only in signed bays
Fuggle Drive	Introduction of restricted parking zone on adoptable highway. Designated parking only in signed bays
Goodsall Road	Introduction of restricted parking zone on adoptable highway. Designated parking only in signed bays
Holdstock Road	Introduction of restricted parking zone on adoptable highway. Designated parking only in signed bays
Mercer Drive	Introduction of restricted parking zone on adoptable highway. Designated parking only in signed bays
Pierce Lane	Introduction of restricted parking zone on adoptable highway. Designated parking only in signed bays
Recreation Ground Road (within bounds of Tent 1A development)	Introduction of restricted parking zone on adoptable highway. Designated parking only in signed bays
Three Fields Road	Introduction of restricted parking zone on adoptable highway. Designated parking only in signed bays



A copy of the proposed Order and supporting documents may be inspected on line at [www.ashford.gov.uk/parkingconsultation](http://www.ashford.gov.uk/parkingconsultation) or in hard copy format at the Civic Centre, Tannery Lane, Ashford TN23 1PL between 9am and 3.45pm Monday to Friday, and at Tenterden Town Hall, High Street, Tenterden TN30 6AN between 9am and 4pm Monday to Friday. A copy of the proposed Order will also be available at the main reception of Sessions House, Maidstone, Kent ME14 1XQ between 8am and 6pm Monday to Friday.

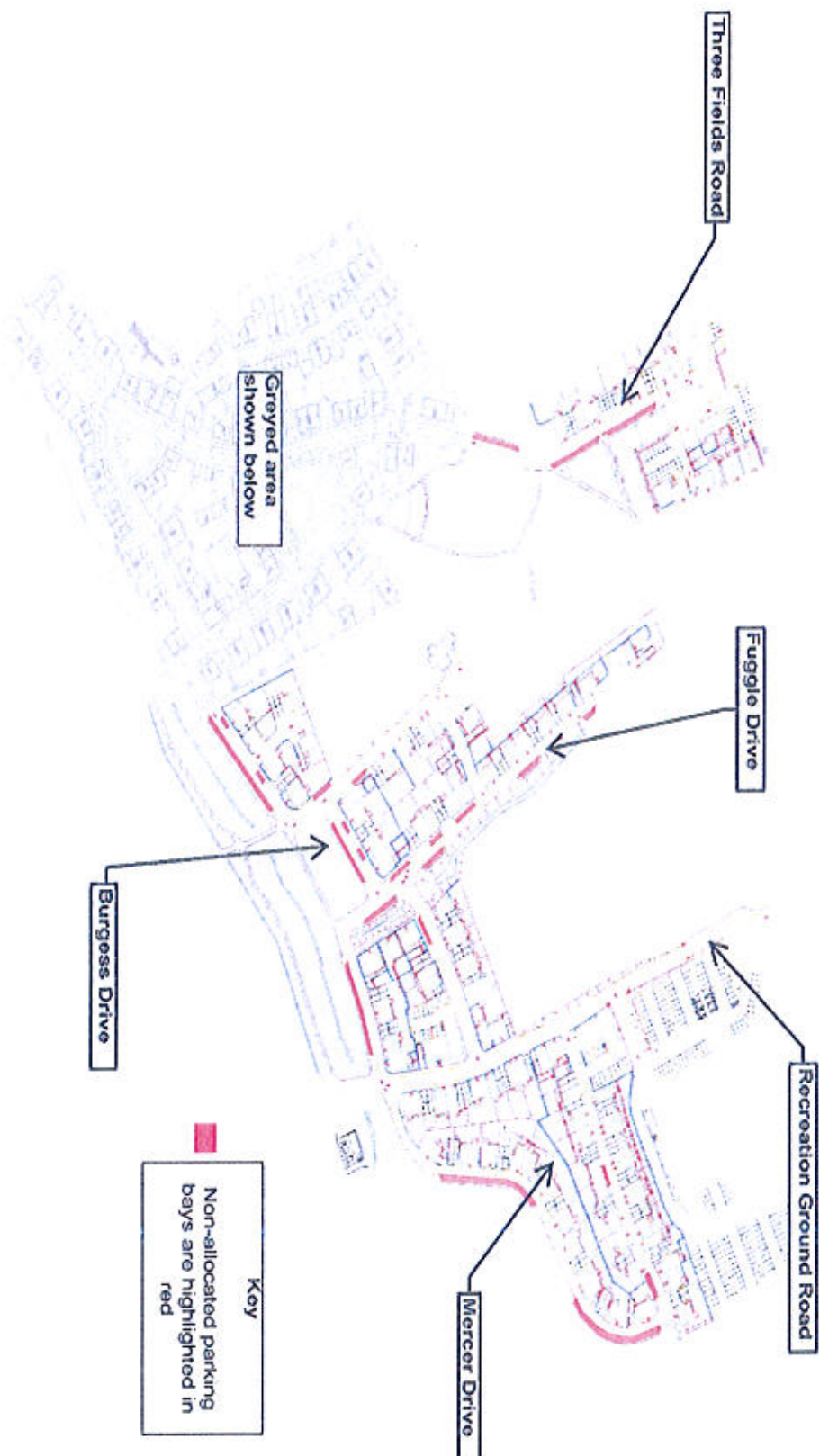
Any objections or other representations relating to this Order must be made in writing to: Engineering Services, Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent, TN23 1PL or by email to [consultation@ashford.gov.uk](mailto:consultation@ashford.gov.uk). **Any objection must specify the grounds on which it is made.**

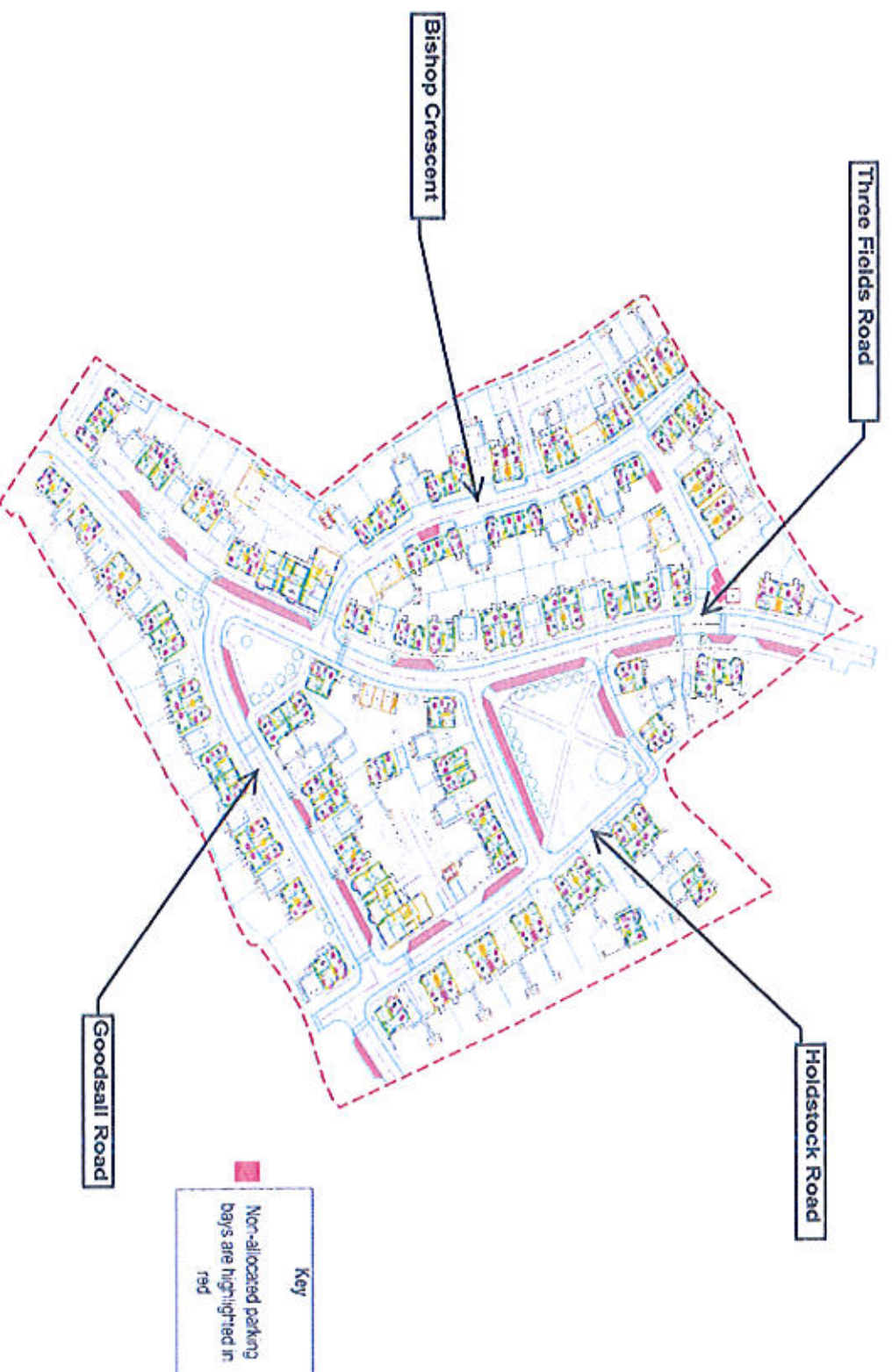
Objections or other representations to this Order should include return address details and quote reference "2017/Am5", but must be received by no later than midnight on **01 March 2018** in order to be considered.

Barbara Cooper, Corporate Director; Growth, Environment and Transport; Kent County Council; County Hall; Maidstone; Kent ME14 1XQ     Dated Thursday 08 February 2018











Title	.....	First name	.....	Surname	.....
Email address					
Postal address					
My comments relate	To ALL proposals (tick)	<input type="checkbox"/>	To SOME or ONE of the proposals (tick and give clear details in your comments below)	<input type="checkbox"/>	
Please tick ONE of the boxes below only:					
I wholly support this proposal					<input type="checkbox"/>
I support this proposal, but would like the council to consider additional or alternative measures					<input type="checkbox"/>
I object to part of the proposal, but support or am neutral to other elements of it					<input type="checkbox"/>
I wholly object to this proposal					<input type="checkbox"/>

I neither support nor object to this proposal, but would like to council to consider another related matter in this area (please provide details below)	<input type="checkbox"/>
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Comments	Note – if you wish to object to a proposal, you MUST state the grounds on which your objection is made (continue on another page, if required)

Return to:  
Engineering Services  
(Ref 2017/AM5)  
Civic Centre  
Tannery Lane  
Ashford  
Kent  
TN23 1PL