

TENTERDEN TOWN COUNCIL

**PLANNING COMMITTEE
AGENDA ITEM 7**

**20TH NOVEMBER 2017
DECISIONS LIST NO. 558**

DECISIONS OF ASHFORD BOROUGH COUNCIL'S PLANNING COMMITTEE.

The following decisions have been made:

Planning Applications:

- 15/00099/CONA/AS** **Land rear of 16, High Street.**
Discharge of condition 2.
PERMIT.
- 15/01160/CONE/AS** **Danemore, Beachy Path.**
Discharge of conditions 5 & 22.
PERMIT.
- 16/00795/AMND/AS** **Land North West of Smallhythe House, Longfield.**
Revision to the internal configuration of the building; repositioning of the guest suite behind the roof parapet on the second floor; changes to window positioning on planning permission reference 16/00795/AS for the erection of 36 retirement living apartments with associated communal facilities, access, parking and landscaping.
AMENDED PLANS APPROVED.
- 17/00136/AS** **95 High Street.**
Internal redecoration including secondary glazing to 6 No. windows, replacement combination boiler with additional radiators, replacement sanitary wares, shower unit, replacement fitted kitchen and appliances with new floor coverings throughout.
GRANT CONSENT.
- 17/01097/AS** **Old Barrack Farm, Reading Street.**
Removal of cement mortar and loose/friable pointing and re-pointing with lime mortar; re-plastering to sitting room (external walls); masonry crack stitching; replacement of 3 No windows and repair of a fourth window, replacement of horizontal brick course over window on south elevation.
Grant Consent.
- 17/01141/AS** **106B High Street.**
Variation of condition 3 on planning permission reference 99/00201/AS to change opening hours to be between 09:00 to 21:30.
PERMIT.
- 17/01165/AS** **25 Shrubcote.**
Erection of a two storey side extension.
PERMIT.

- 17/01336/AS** **56 Henley Meadows.**
Single storey front and rear extensions; conversion of garage to habitable accommodation.
PERMIT.
- 17/01324/AS** **7 East Hill.**
Single storey pitched roof rear extension.
PERMIT.
- 17/01346/AS** **Tanyard Oast, Plummer Lane.**
Erection of a new dwelling and garage.
PERMIT.
- 17/01365/AS** **Ramsden Oast, Reading Street.**
Erection of single storey orangery extension; replacement windows and addition of rooflight (retrospective).
Withdrawn by Applicant.
- 17/01375/AS** **Harbourne Oast, Harbourne Lane.**
Erection of double garage.
PERMIT.
- 17/01382/AS** **39 Wayside Avenue.**
Erection of timber decking & privacy panel (retrospective).
PERMIT.
- 17/01390/AS** **St Michaels Service Station, Ashford Road.**
Relocation of existing flag sign to new position on site.
GRANT CONSENT.
- 17/01392/AS** **Heronden Old House, Smallhythe Road.**
Revised Design for extension to facilitate Principal Estate House (Replacing an Extant Permission 10/01587/AS).
PERMIT.
- 17/01452/AS** **Danemore, Beachy Path.**
2 No. external refuse areas with associated landscaping serving the approved 34 apartment sheltered housing scheme (15/01160/AS).
PERMIT.

Tree Applications:

- 17/00184/TP** **1 Parkside Court, Smallhythe Road.**
Almond T1 cut out dead branches and formative prune - take off 1 metre from side branches and height. Flowering Cherry T2 raise crown by taking off two lowest branches and formative prune - take off 1 metre from side branches and height Magnolia T3 reduce height by one metre and formative prune Neighbours Conifer hedge- trim the side overhanging the wall by half a metre nothing from height. Laurel and sycamores overhanging from Heronden Hall wall subject to a blanket TPO, cut these to the boundary wall - take off 1 metre.
GRANT CONSENT.

17/00205/TP

40 Knockwood Road.

3 Oak Trees Prune: T1 reduce by 7 m. T2 reduce by 4m. T3 reduce by 8m. 19/10/17 Amended spec - T1 Oak, reduce crown overhanging boundary by 2m. T2 & 3 Remove from application entirely.

GRANT CONSENT.

17/00220/TC

Little Dane Court, 1 Ashford Road.

Tree 1 - Purple Leaf Birch: Fell - is converting back to wild state, very tall and thin.

RAISE NO OBJECTION.

17/00244/TC

The Cedars, Smallhythe Road.

Fell 1 x Mature Silver Birch tree.

GRANT CONSENT.

End

TENT 1 JOINT STEERING GROUP



MINUTES OF A MEETING HELD ON 8th NOVEMBER 2017

PRESENT:

For Ashford Borough Council: Cllrs. Mike Bennett & Paul Clokie, Ms. Katy Magnall and David Harrison (Building Control and quality placemaking manager)

For Dandara: C. Downey

For Taylor Wimpey:

For Tenterden Town Council: Cllrs. Mrs. J. Curteis, R. Lusty and K. Mulholland.

For TDRA: Alan Bates

Cllr Clokie was in the chair. Town Clerk Mr. P. Burgess was present and took notes.

APOLOGIES FOR ABSENCE: Apologies had been received from Cllr Mike Hill (KCC), Colin Kinloch, Cllr Miss Gooch (TTC) & Lois Jarrett (ABC)

NOTES OF THE MEETING HELD ON 12th SEPTEMBER 2017: The notes were agreed as a true record.

UPDATE FROM DEVELOPERS:

Dandara: A printed update document was circulated at the meeting. The update was presented by Ciaran Downey. On phase D of the site, all foundations will shortly be in place and a new site manager will be appointed as that phase is quite remote from the main development. Regular meetings are held between TW and Dandara to co-ordinate access amongst other things. Access for residents has been requested by Dandara through the TW site by August 2018. This may require some resequencing/reprogramming of the TW development. Progress to be checked at the next steering group meeting. Ciaran was confident that TW would ensure that access is available in time. Both substations on TW and Dandara sites will be activated on 20th of this month. The pumping station is now complete.

Affordable Housing The first new occupants will be given access to the properties in January. There will be many more affordable homes in phases C & D.

Additional Plots

A planning application has been submitted for the triangle of land adjoining phase B and the two proposed houses will be in keeping with the rest of development and comply with ABC housing standards.

Bells Lane & Six Fields Path

Dandara intend to resurface the section between Three Fields Path and Bells Lane with tarmac (subject to agreement with the William Judge Trust). Katy Magnall confirmed that there will be no vehicular access to or from the development. Bollards would be fitted to ensure this.

Taylor Wimpey (TW): No representative was present. A written update was circulated at the meeting.

FEEDBACK FROM SITE VISITS. Feedback was generally positive. Cllr Lusty expressed his regret that we were unable to visit a completed property on the TW development. A price list was requested from both developers. (*Action Town Clerk*).

UPDATE FROM ASHFORD BOROUGH COUNCIL:

Katy Magnall advised that TW have put in an amendment application regarding housing around a protected tree (near the border with Dandara phase D) which had been incorrectly plotted. In order to save the tree, the area needed to be redesigned. A meeting had been arranged with tree officer to consider possible alternatives. Naturally TW were keen that there should be no reduction in the number of units built.

MEMBERS QUESTIONS. None.

ANY OTHER BUSINESS: None.

DATE OF NEXT MEETING: Tuesday January 9th at 2.00 pm. Cllr Mulholland gave apologies for that date.

The meeting opened at 2.00pm and closed at 2.50pm.

THREE FIELDS, TENTERDEN, KENT

DEVELOPMENT UPDATE



Progress to date:

The construction of the new access roads on site, the creation of a site compound and parking area are now fully complete.

Work is under way to the following areas; foundation 85% of the Plots are complete, superstructure construction to the site frontage is well under way, on site road have been constructed to base course, foul rising main is 95% complete and the attenuation basin is formed and works have commenced to complete this area.

Sub-station building is complete and connection to the main is due to commence shortly.

Programme going forward:

The development will take approximately 2 years to complete, with overall completion of the scheme being targeted for the summer of 2019.

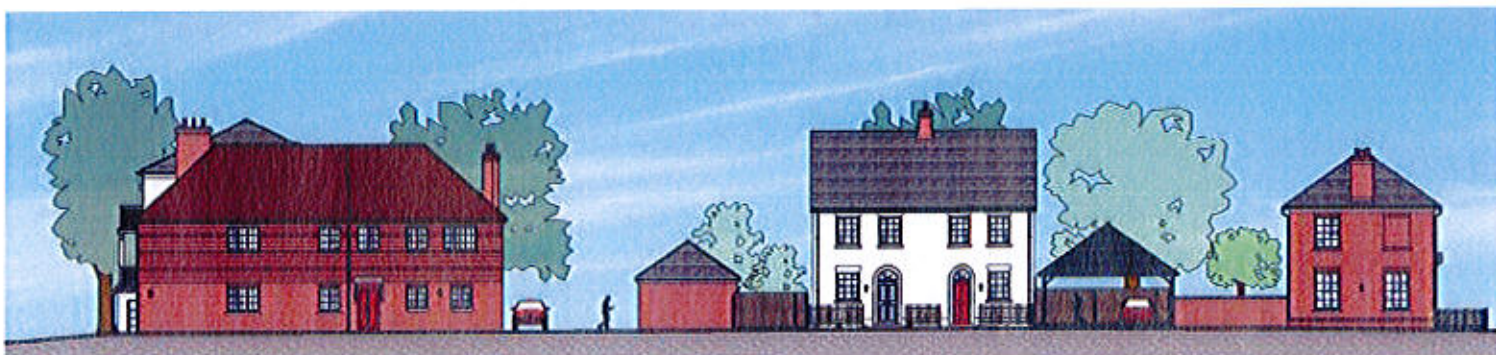
The first of these new homes will be completed February 2018. Work on the network of roads and the installation of services shall continue throughout 2017.

All of the streets have been named after local families who have lost loved ones in the First or Second World War.

Affordable Housing:

There are 39 affordable homes; a mix of 1 & 2 bedroom houses and apartments. 17 of the units are for public rental, the others will be shared ownership. We anticipate handing the first of the units in August 2018 to West Kent Housing Association with the remainder being handed over in September 2019.





Sales Office and Show Houses:

We now plan to launch the development January 2018 when our sales office and two show houses open. These will be located close to the entrance off of Smallhythe Road; the proposals include a designated sales car park.

Local Community Engagement:

We have been working closely with the local community whilst the enabling works have been ongoing. The works have gone smoothly with very little disruption.

We have also been liaising with the Local Infant and Junior School. We plan to give a presentation to the children, in the near future on the development and in particular, the dangers construction sites pose.

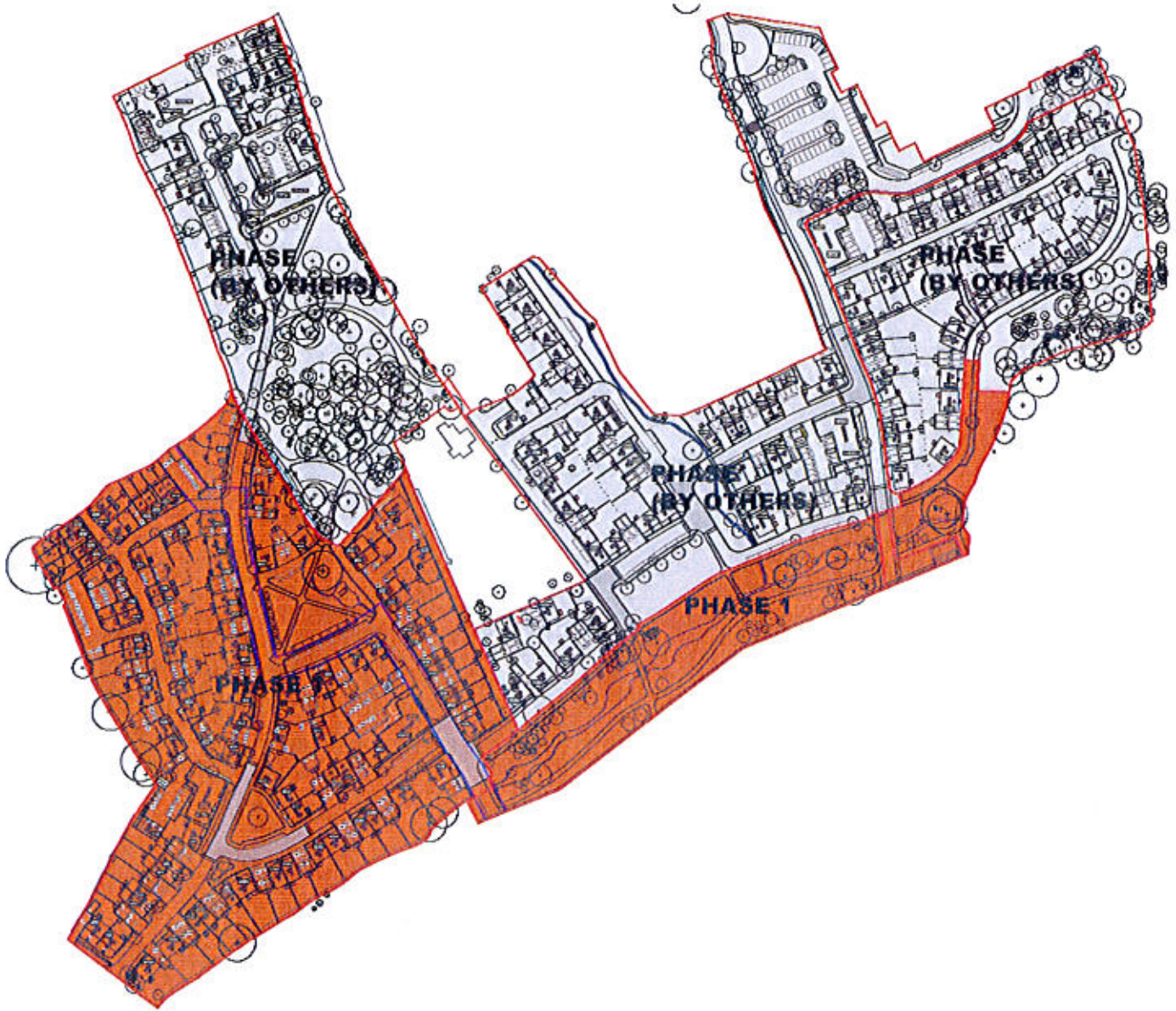
Site Team:

The site team is headed up by our Project Manager, Neil Johnson and Graham Kelly, Neil can be contacted on 07823 416606.

The site offices, welfare facilities and contractor's parking are situated on site. A Gate Man has been employed to control traffic movements.



Taylor Wimpey South East – Weald Court, 103 Tonbridge Road, Hildenborough, Tonbridg, Kent, TN11 9HL tel: 01732 836000



CHURCH VIEW

T E N T E R D E N K E N T

Development Update

TENT 1 Steering Group Meeting – 8th November 2017

Progress to date

All 44 dwellings on Phase A are at various stages of construction; approximately 75% are 'wind and watertight', i.e. roofs tiled and windows installed.

Foundations for the 1st batch of houses in Phase B are underway.

Phase D's foundations are well advanced; all bar a few will be complete by Christmas. Work on the super-structures will commence in January 2018 with the aim of completing Phase D by Autumn 2018. A Site Manager from one of our other developments will be drafted in to look after Phase D

All of the roads in phases A, C & D have now been formed. The first section of road in phase B is due for tarmacking this week. The roads will be finished off progressively as scaffolds are dropped.

The transformer is due to be installed and energised in the electric sub-station on the 20th of this month. The foul pumping station is complete. The formation of the attenuation meadows will hopefully be completed prior to Christmas.

Affordable Housing

The first block of nine 'shared ownership' apartments is well advanced; six of the apartments have been painted and flooring is currently being laid in those. The rear carpark is currently being formed. We hope to hand over the keys for this block in January.

The external envelope on the second block of nine 'apartments to rent' will be complete early December; first fixing and dry lining is progressing internally.

Seven other 'affordable houses' are at various stages of construction, the first of these, plot 34 will be handed over to MOAT in January. All 25 of the Affordable Homes in phase A will be handed over by next spring.



CHURCH VIEW

TENTERDEN KENT

Development Update



Planning

The wording of the S106 Deed of Variation relating to our recently approved planning application has at long last been agreed. We urge the Planning Department to issue the approval notice the moment the Deed been signed as any delay will have a direct impact on the handover and occupation of the Affordable Housing.

Our planning application for two dwellings on the triangular field below the scout hall has been submitted; a decision is expected immediately before Christmas. If approval is granted we aim to jump straight onto these in January so that they are built at the same time as the adjacent homes.

Sales

Despite the inclement weather we had over 120 visitors at our initial launch. Many of those who wish to buy have homes to sell.

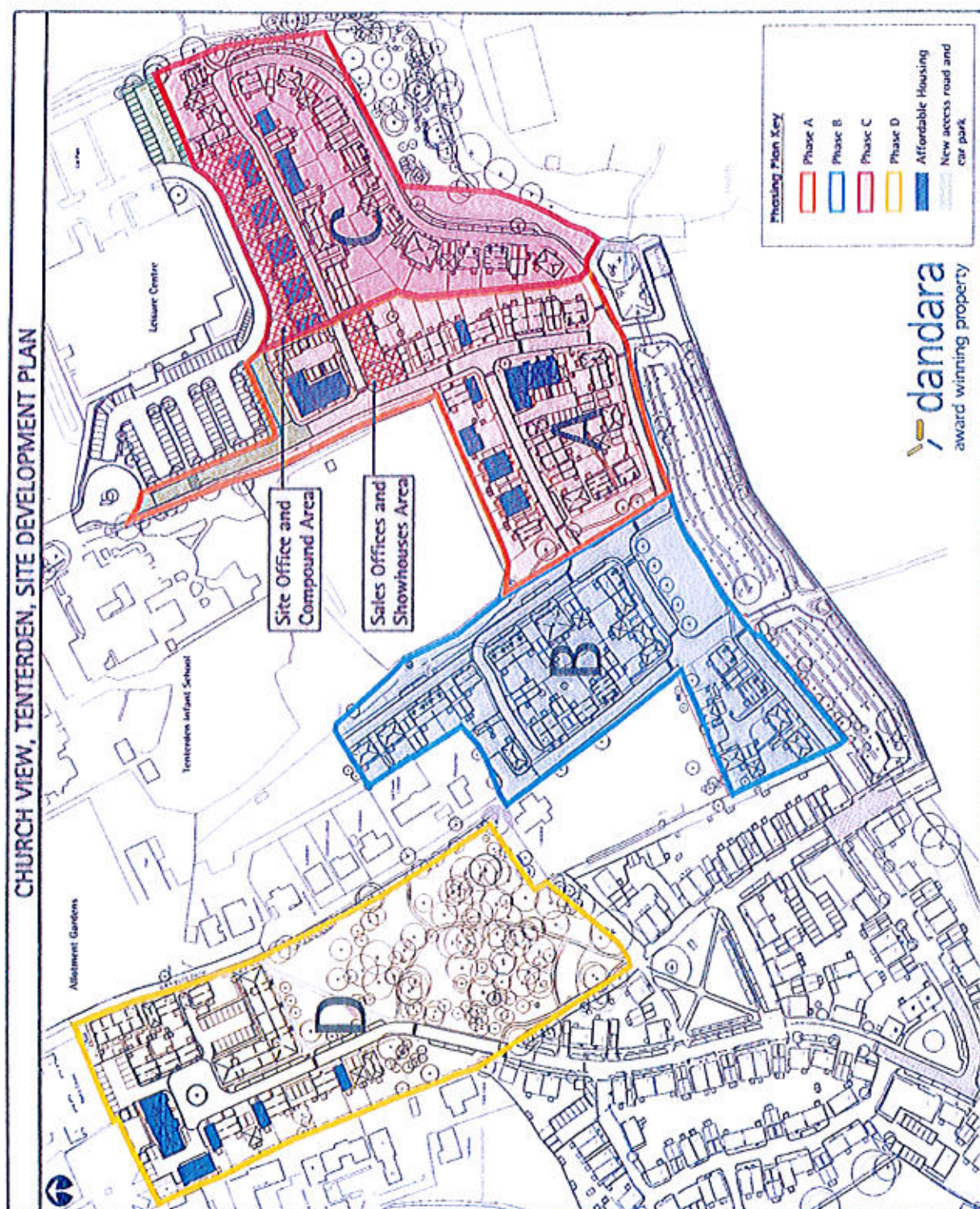
Six Fields Path

Work on upgrading Six Fields Path between the end of Bells Lane and the junction with Three Fields path is planned for next spring/summer. We need to provide an alternative access through Phases A&B in order to minimise any inconvenience.

CHURCH VIEW

TENTERDEN KENT

Development Update



Dandara Limited, Eridge House, Linden Close, Tunbridge Wells, Kent, TN4 8HH.
Telephone: 01892 800 802