

TENTERDEN TOWN COUNCIL

**PLANNING COMMITTEE
AGENDA ITEM 7**

**29th January 2018
DECISIONS LIST NO. 561**

DECISIONS OF ASHFORD BOROUGH COUNCIL'S PLANNING COMMITTEE.

The following decisions have been made:

Planning Applications:

- 14/01529/CONA/AS** **Land rear of 16 High Street.**
Discharge of conditions 4, 9, 12, 16, 18 & 19.
PERMIT.
- 16/01853/CONH/AS** **Land south west of Recreation Ground Road and north and east of, Smallhythe Road.**
Discharge condition 60.
PERMIT.
- 17/01545/AS** **Ramsden Farm, Reading Street.**
Incorporation of ground floor stables into habitable accommodation and garden land associated with the existing dwelling and landscaping and retrospective permission for use of existing adjacent barn for parking and garden store and stable.
PERMIT.
- 17/01663/AS** **30 Boresisle, Ashford Road.**
Two storey rear extension and installation of first floor window to side elevation.
PERMIT.
- 17/01688/AS** **40 Henley Meadows.**
Single storey pitched roof front extension to form porch and family room. Part garage conversion into office space at rear.
PERMIT.
- 17/01702/AS** **Mayfield, Smallhythe Road.**
Removal of existing conservatory, utility, boot room, WC and detached prefabricated garage and replace with single-storey rear extension and two storey side extension (Revision to materials used on extension permitted under permission 17/01164/AS from tiles/brickwork to tiles/cream render to also include render on existing elevations).
PERMIT.
- 17/01738/AS** **Woodacre, Ingleden Park Road.**
Demolition of existing garage and construction of a new 3 bedroom dwelling.
WITHDRAWN BY APPLICANT.

17/01745/AS

39B Golden Square.

Single storey rear extension and roof light.

PERMIT.

Tree Applications:

17/00279/TC

The Well House, 24 Oaks Road.

T1 Eucalyptus - Retrospective works - crown reduction to 4-5m height.

RAISE NO OBJECTION.

17/00283/TC

Spots House, Smallhythe Road.

Sycamore (T1) - To reduce sycamore down to 8m to appropriate pruning points. Sycamore (T2) - To reduce sycamore down to 8m to appropriate pruning points.

RAISE NO OBJECTION.

End

Planning Committee 29th January 2018

Local Plan 2030

Agenda Item 8

The local plan 2030 has now reached stage 22 where the plan will be subject to scrutiny by Planning Inspectors.

I have attached the notice of this as well as an excerpt of the local plan as it affects Tenterden. I have also attached an e-mail excerpt from the programme officer, dealing with this stage of the plan, who advises that TTC will be contacted in due course should we wish to make further representation on the issue of the Tent1b and the additional allocation of 50 units.

Proposal: Information only



Phil Burgess
Town Clerk

Impact on Crime and Disorder	:	None
Impact on Bio-diversity	:	None
Budgetary Impact	:	None

Monday 8th January 2018

Dear Sir/Madam

NOTICE OF SUBMISSION AND EXAMINATION OF ASHFORD LOCAL PLAN 2030

Notice is hereby given, in accordance with Regulation 22(3) of the Town and Country Planning (Local Planning) (England) Regulations 2012, that Ashford Borough Council has submitted the Local Plan 2030 to the Secretary of State for Communities and Local Government on 21st December 2017, for independent Examination.

You are being notified as you made representations (comments) on the Local Plan 2030 during one of the consultation stages.

The Submission Local Plan 2030 including the online policies map, together with copies of representations made and ABC responses thereto, the Council's proposed minor amendments, and all other supporting documents are available to view online here: www.ashford.gov.uk/local-plan-2030. A hard copy of the Local Plan 2030 submission document is also available to view in the following locations:

- Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, TN23 1PL
- Ashford Gateway, Church Road, Ashford, TN23 1AS
- Charing Library, Market Place, Charing, Ashford, TN27 0LR
- Tenterden Gateway, Manor Row, Tenterden, TN30 6HP
- Wye Library, 6 Upper Bridge Street, Wye, Ashford, TN25 5AF

Next Steps - Examination in Public

The Ashford Local Plan 2030 is now subject to an Examination to be conducted by two Inspectors appointed by the Planning Inspectorate; **David Smith BA(Hons) DMS MRTPI** and **Steven Lee BA(Hons) MA MRTPI**. The Inspectors will assess the Local Plan 2030, the evidence supporting it and comments received during both the consultations, to judge whether it is 'sound' in relation to the National Planning Policy Framework and whether it meets the legal requirements set out in legislation.

Part of the Examination process will involve hearing sessions where those invited to attend will have the opportunity to respond to matters and issues raised by the Inspectors. Please note that invitation to participate is the decision of the Planning Inspectors, arranged through the Programme Officer, all of whom are independent.

All parties who made representations (comments) on the plan at either stage of public consultation will be contacted directly by the Programme Officer in due course with more information about the hearing agendas and process. Please await this more detailed correspondence before contacting the Programme Officer about hearing session attendance.

The Programme Officer for this Examination is Mrs Lynn Freeland, who can be contacted during normal office hours (Monday – Thursday):

c/o Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, KENT, TN23 1PL.

Tel: 01233 330747 Email: programme.officer@ashford.gov.uk

For further information regarding the Local Plan 2030 or any of the supporting documents please contact the Planning Policy Team directly:

Email: planning.policy@ashford.gov.uk

Telephone: 01233 330229

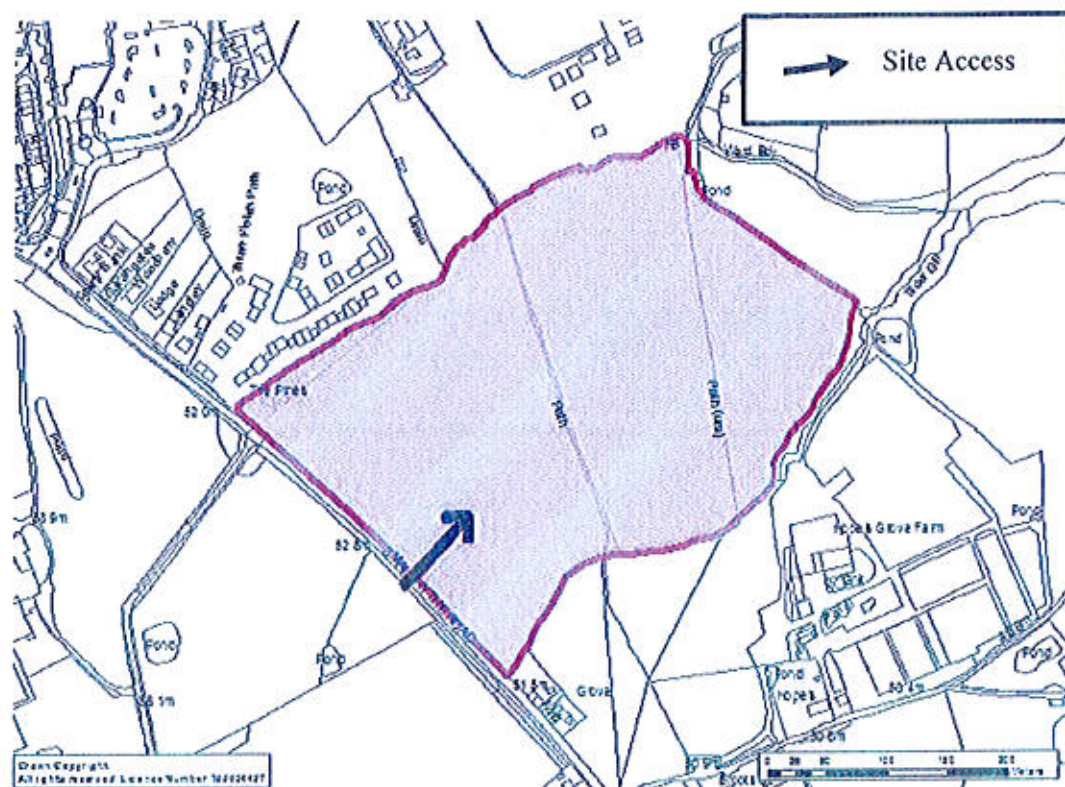
Yours sincerely,

Mr Simon Cole

Head of Planning Policy

Tenterden

Tenterden Southern Extension Phase B



- 4.261 The whole area to the south of Tenterden town centre site was identified for development in the Tenterden and Rural Sites DPD adopted in 2010 (policy TENT1) and was subdivided into the two phases - A and B. The whole site is a unique opportunity to create a small urban extension to Tenterden that lies outside any designated landscape areas. The 2010 DPD identified the site principally for housing but there was also a recognised need for additional public car parking to serve the town centre. It was also indicated that the site may be suitable for small scale employment and local services.
- 4.262 Following a detailed masterplanning exercise and extensive local consultation phase A was granted planning permission for 250 dwellings. This site policy refers to the remaining phase B of the TENT1 allocation.
- 4.263 The site forms part of the wider southern edge of the built-up area of Tenterden town centre. To the north lies the proposed TENT 1A development site, the main commercial core of the town centre and the major services and facilities, including the town's leisure centre and main public recreation ground, whilst to the south lies open countryside and the boundary of the High Weald AONB. The whole site lies entirely within an easy walking distance of the heart of the town and has the potential to be developed as a relatively sustainable extension and bolster Tenterden's successful and vibrant economy without damaging the essential character that makes it such an attractive location to live and visit.

- 4.264 The Phase B land lies to the south of the stream that crosses the site from near Heronden in the west towards the east, where the character of the land is more open and agricultural at present. The land is less constrained by topography and other natural features and so, within this part of the site a new landscape framework should be produced by the development, framing views of the church, producing recognisable neighbourhoods, providing a clear frontage to the linear green space complementary to that created in Phase A and respecting existing water features.
- 4.265 The Phase B land will, in future, form the southern edge of Tenterden and it is important that this new urban edge is properly integrated into its landscape setting as the existing form of Tenterden is a product of geology, landform, and therefore landscape. The High Weald AONB wraps around the site to the south-east and south-west, and the southern boundary is marked by an identifiable landscape feature, in the form of the stream running eastwards from near Morghew. For these reasons the southern boundary to the site should be marked by a substantial woodland (incorporating wetland) belt, joining the existing woodland to the east (including Local Wildlife Site ASO5) and effectively reinforcing the connection between the two parts of the AONB into one integrated whole, and having particular regard to its setting. The precise depth and arrangement of this strategic planting / wetland belt should be determined in the masterplanning of the site but it should be at least 20 metres in order to:
- act as landscape containment of the edge of the town,
 - act as a biodiversity (woodland and wetland) resource,
 - act as a habitat corridor,
 - provide for water retention in the event of the heavier rainfall conditions expected as a result of climate change and the run-off from the development itself; and,
 - augment the footpath system, providing access to the countryside for the wider population
- 4.266 As this planted / wetland area should lie within the site boundary, and given the transition towards the open countryside beyond, the Phase B land should produce an average residential density of around 30 dwellings per hectare. The precise quantum of development that could be achieved in Phase B should be determined by a detailed masterplanning exercise but the overall capacity of the Phase B site is likely to be in the region of 225 units.
- 4.267 Phase B needs to be seen and planned as an evolution of the Phase A development, in line with an overall masterplan that creates a clear and coherent framework for this significant extension to the town. The Phase B land should not be occupied before Phase A as this would produce a separate settlement which would not strengthen the town centre and would leave a fragmented open area between the Phase B land and the existing town centre without clear purpose or structure. Furthermore, the Phase B land could not successfully be linked to the town centre by high quality routes through the Phase A development if these had not been provided and / or Phase A was still under construction.
- 4.268 The masterplan / development brief should investigate the matters referred to above including the extent to which built development should extend southwards in Phase B, the precise scale and location of the strategic woodland / wetland belt, key pedestrian and vehicular routes within and through the development site, including the conservation of historic routes.

- 4.269 The masterplan / development brief should also address requirements for on site community infrastructure such as public open space, play facilities, recreational facilities and the maintenance of these as well as more strategic infrastructure requirements, such as the provision of education , health and social care facilities that may be provided on or off-site. The location of potential local community facilities / services and any employment land within the site, and their phasing and delivery will also form part of the masterplan for the site.
- 4.269.1 Southern Water's assessment has revealed that additional sewerage infrastructure would be required to serve the proposed development. The development will therefore be required to make a connection to the nearest point of adequate capacity in the sewerage network. Early liaison should take place with the service provider in this regard.

Policy S24 - Tenterden Southern Extension Phase B

Land to the south of the TENT 1A development is proposed for residential development and the site (known as Phase B) is suitable for an additional indicative capacity of 225 dwellings. The Phase B site shall not be occupied until the TENT1A development has been completed.

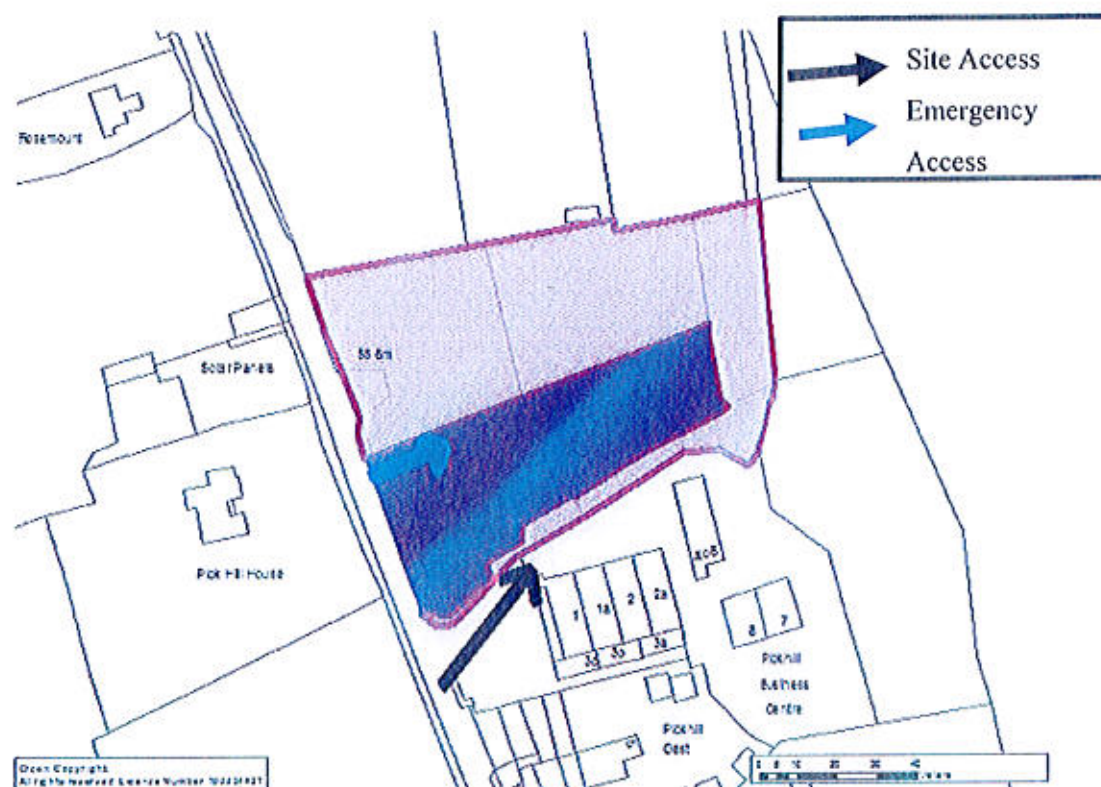
Development of this site shall be in accordance a masterplan / development brief that has been submitted to and approved by the Borough Council. The masterplan / development brief shall identify the timing of the planting of a substantial woodland (incorporating wetland) belt to the south of the built development area within this site and define the extent, location and phasing of community infrastructure and employment land to be delivered both on and off- site.

The site shall be accessed from Smallhythe Road with links to the TENT 1A development.

Acceptable forms of development on this site shall also achieve the following:

- a) The retention and enhancement of existing hedges and natural watercourses and ponds on the site;
- b) The creation of pedestrian and cycleway routes through the site to link with the TENT 1A development, the town centre and existing public rights of way both on and off-site, whilst also protecting historic and existing routes through the site;
- c) A layout that enables views of St Mildred's Church tower to be achieved through the site from both within and beyond it;
- d) Provision of off-site highway improvements identified as being necessary through the masterplanning process;
- e) The creation of public open space that falls within this site's boundary as part of the linear public open space through the centre of both phases of the development that follows the line of the existing stream;
- f) Be designed and laid out in such a way as to protect the character and setting of the AONB;
- g) Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.

Pickhill Business Village, Tenterden



- 4.270 Pickhill Business Centre is located on Smallhythe Road a short distance from the town of Tenterden. It is an established business site having been originally converted from agricultural buildings to employment uses in 1997. The existing premises host a number of small and medium sized B1-B8 businesses, utilising 16 units. This policy promotes an extension to the north of the existing site through the allocation of a 0.35ha parcel of land.
- 4.271 The site is currently divided into two characteristic areas, the eastern end of the site is a small orchard and the western end of the site is a grazing area, enclosed by wooden post and rail fencing and a large landscaped hedge which is directly adjacent the Small Hythe Road. The two sites are bounded on the northern boundary by a large hedgerow, which extends along a large proportion of its length. This hedgerow provides existing screening to the development from views from the north. To the east of the site, outside of the site boundary is an area of hardstanding currently utilised as an informal parking area. The site is contained wholly within the High Weald AONB.
- 4.272 The site is considered suitable for development for business uses within the use classes B1-B8. Given the character and appearance of the surrounding areas, a scheme of no more than two stories would be most appropriate here. This will ensure the development settles nicely into its surroundings and will not be visually intrusive for residential properties in the surrounding area and the wider AONB.

- 4.273 A landscaped buffer exists on the frontage of the site, directly adjoining the Small Hythe Road. This should be retained as part of any scheme, as should the hedge on the northern boundary which should be retained and extended to ensure the site has minimal visual intrusion when viewed from the north.
- 4.274 The primary vehicular access should continue to be provided through the main entrance to the Pickhill Business Village, with an additional emergency access only route provided through the existing field entrance opposite Pick Hill House. This will ensure that the residents of Pick Hill House are not affected by vehicles entering and leaving the site.
- 4.275 Parking for the new business units should be providing in accordance with the Parking Standards Policy TRA3 (b). Any existing parking which is lost due to the new development will also need to be restored in order to ensure the existing tenants of the business units are not unduly affected. There is a large area of hardstanding to the north east of the site, which is currently utilised as an informal parking area, with suitable landscaping and design, making this parking area a more formal arrangement could be seen as an acceptable approach and should be explored further at planning application stage.
- 4.276 The depth to groundwater is limited at this site and thus the use of soakaways may not be permissible due to the risks of direct discharge to groundwater. The Sustainable Drainage Policy should be referred to in establishing suitable options for surface water disposal.
- 4.277 It will be necessary to upgrade the existing local sewerage infrastructure before development can connect into it. It is also important that existing sewerage infrastructure which crosses the site is protected and future access secured for the purposes of maintenance and upsizing. Liaison with Southern Water at the time is recommended.

Policy S25 - Pickhill Business Village, Tenterden

The land adjoining the Pickhill Business Centre is proposed for rural employment development within the use classes B1-B8

Development proposals for this site shall:

- a) Provide primary vehicle access via the existing main entrance to the Pickhill Business Centre and an emergency access via the existing field entrance opposite Pick Hill House;
- b) Be no taller than two-storeys in height;
- c) Provide parking to serve the new business units in accordance with parking policy TRA3 (b);
- d) Restore any existing parking for the Business Centre which has been lost to the new development;
- e) Consider the impact upon views to and from the site to determine appropriate structural and internal landscaping and building heights, and having particular regard to the impact on the AONB and its setting.

Email from Program Officer

Dear Mr Burgess

I am waiting for the appointed Inspectors to determine how they wish to conduct the Examination and they hope to complete their preliminary preparation by mid-February which will comprise of the Matters, Issues and Questions they need to discuss in more detail at the Examination, the hearing programme and guidance notes. The Inspectors are in receipt of all representations made during both the Regulation 19 Consultation and the Main Changes to Regulation 19 Consultation. If you indicated on your rep that you wanted to speak at the Examination then the Inspectors will note this and determine the most appropriate process to adopt to hear those requests. Please note that the hearing sessions are not an opportunity to repeat a case already made in representations and it is not essential to appear, written representations are treated with equal importance to appearances at the hearing sessions. In the past, Inspectors have requested that a supplementary questionnaire be sent out to those who have made representations to ask them to confirm and clarify their position, I'm unsure if this is still the case, it's been several years since I have been involved in such a process, but the Inspectors will be liaising with me on such matters and such details will be sent all representors.

TENT 1 JOINT STEERING GROUP



MINUTES OF A MEETING HELD ON 9th JANUARY 2018

PRESENT:

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

For Dandara: P. Hatfield

For Taylor Wimpey: P Gibson

For Tenterden Town Council: Cllrs. Mrs. J. Curteis, Miss N. Gooch, & R. Lusty.

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 Ken Mulholland (TTC) & Katy Magnall (ABC) Ciaran Downey (Dandara).

NOTES OF THE MEETING HELD ON 8th NOVEMBER 2017: The notes were agreed as a true record.

UPDATE FROM DEVELOPERS:

Dandara: A printed update document was circulated at the meeting. Paul Hatfield reported that phase A rooves would be complete within 2 weeks. Scaffolding will be going up and the roads tarmacked on phase B shortly. Dandara will be holding back on Phase D in order to synchronise with TW development. The first block of 9 affordable units on phase A will be delivered to Mote housing within the next couple of weeks. The overall streetscene is starting to form.

David Harrison raised the issue of potholes on the Recreation Ground Rd. Although this remains the responsibility of KCC, Dandara will address the major issues within the next week or so. Paul Hatfield pointed out that there is significant bus movement to the leisure centre as well as delivery vehicles for the site. The road is cleaned regularly and brushed twice a week.

Cllr Lusty congratulated Dandara on their show houses. The issue of sheds was raised, and Paul Hatfield confirmed that these would be provided for tools etc. Access will also be provided for wheelie bins and Cllr Clokie confirmed that plastic bag collection system used on the High St would be available from ABC should there be any properties without access.

Taylor Wimpey (TW): A printed update was circulated at the meeting.

The footpath between the site and the junction for Tesco had been completed. The water course under the footpath was piped rather than the old ditch system and this was a great improvement. Paul Gibson confirmed that KCC had agreed to take responsibility for the maintenance of the pipes. There is still some work to be done near pumping station but 95% complete – pumping station will eventually be fenced.

Alan Bates requested a granular fill for the temporary Six Fields footpath where the bridge had been removed – Paul Gibson will investigate.

The sales launch will take place this month on-line and sales centre will open in February. Cllr Lusty requested a further visit so we can view the show homes and Paul Gibson will inform us when this can take place.

UPDATE FROM ASHFORD BOROUGH COUNCIL: A report had been received from Katy Magnall via e-mail.

- The Section 73 application had been approved – (note TW had only received the draft and not the signed legal document – David Harrison to chase with Katy Magnall).
- Discharge of conditions. Paul Gibson reported that 10 or more discharge conditions are still outstanding & will send a list to both David Harrison & Cllr Clokie to pursue.
- The redesign of the area around the pond and tree (14/00757/AM01) is still an issue and will be addressed by a site visit. TW will retain this as a wet pond and drainage will ensure there is no overflow. The attenuation basin design by TW is in line with KCC SUDS (Sustainable Urban Drainage Systems) recommendation.
- Responsibility for water flow and dispersal will be established by David Harrison.

MEMBERS QUESTIONS. Cllr Lusty felt that Katy Magnall was doing a good job and keeping control of the planning aspects of the development within the ABC umbrella.

ANY OTHER BUSINESS: Phil Burgess advised Paul Hatfield that the KCC authorisation for the Church View signs had expired and a new application to Streetworks at KCC should be made urgently.

Phil Burgess understood that a transport survey was included in the Section 106 agreement. This could be used for community transport purposes.

DATE OF NEXT MEETING: Tuesday 20th February at 2pm.

The meeting opened at 2.00pm and closed at 2.40pm

CHURCH VIEW

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

Development Update

TENT 1 Steering Group Meeting – 9th January 2018

Progress to date

All 44 dwellings on Phase A are at various stages of construction; approximately 90% are 'wind and watertight', i.e. roofs tiled and windows installed. Phase B's foundations are progressing. The 1st timber frame kit for Phase B is due next week.

The first section of road in phase B has been tarmacked. The last two sections of road are under construction. The roads in Phase A are being finished off progressively as and when scaffolds are dropped and service connections made.

Work on Phase D has been suspended until we receive the necessary reassurances from Taylor Wimpey that safe access will be available for residents. We were planning to commence work on Block 5's superstructure this week but have had to cancel the kit. We are relying on Taylor Wimpey to adjust their programme so that the houses along the 2nd half of the spine road are prioritised. At present we anticipate a delay of at least 6 months. The ongoing delay in re-planning the houses affected by the oak tree is causing us most concern.

Affordable Housing

The first block of nine 'shared ownership' apartments are complete bar snagging and commissioning. A delay in energising the sub-station and installation of electric meters has held up completion. The apartments will be handed over to MOAT Housing Association next month. The external envelope on the second block of nine 'apartments to rent' is complete; second fixing, tiling, etc. is progressing internally.

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



CHURCH VIEW

TENTERDEN KENT

Development Update



Planning

The S106 Deed of Variation relating to our recently approved planning application has at long last been signed and the approval notice issued.

Our planning application for two dwellings on the triangular field below the scout hall has been approved; work on these dwellings will commence as soon as the 'pre-commencement conditions' have been discharged. Planning has also been granted for the construction of garages on some plots in lieu of carports.

Sales

We currently have three houses sold and have a lot of ongoing interest from prospective purchasers, particularly those with homes to sell. The delayed launch by Taylor Wimpey coupled with the inevitable fall off in visitors in the lead up to Christmas has impacted sales.

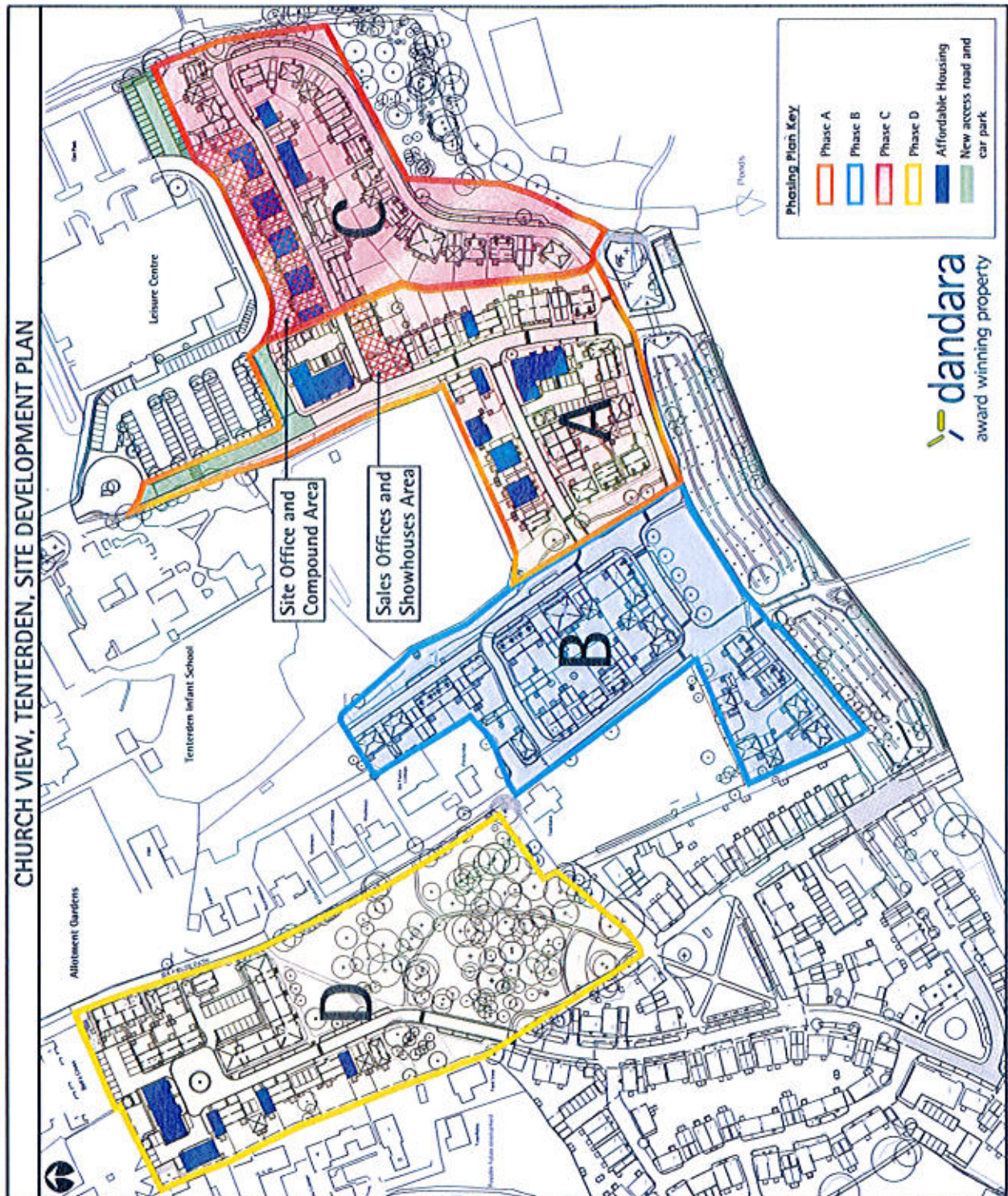
Six Fields Path

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. To minimise any inconvenience to residents we shall provide an alternative access through Phases A&B.

CHURCH VIEW

TENTERDEN KENT

Development Update



THREE FIELDS, TENTERDEN, KENT

DEVELOPMENT UPDATE



Progress to date:

The construction of the new access roads on site is complete to base course.

The footpath linking the development to Tesco's on the Smallhythe Road is complete.

90% of the plot foundation are complete, superstructure construction to the site frontage is well under way, foul rising main is 95% complete.

The attenuation basin is formed, it's the intention to have this area complete in the spring.

All service main serving the development are due to be complete by the end of January 2018.

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.

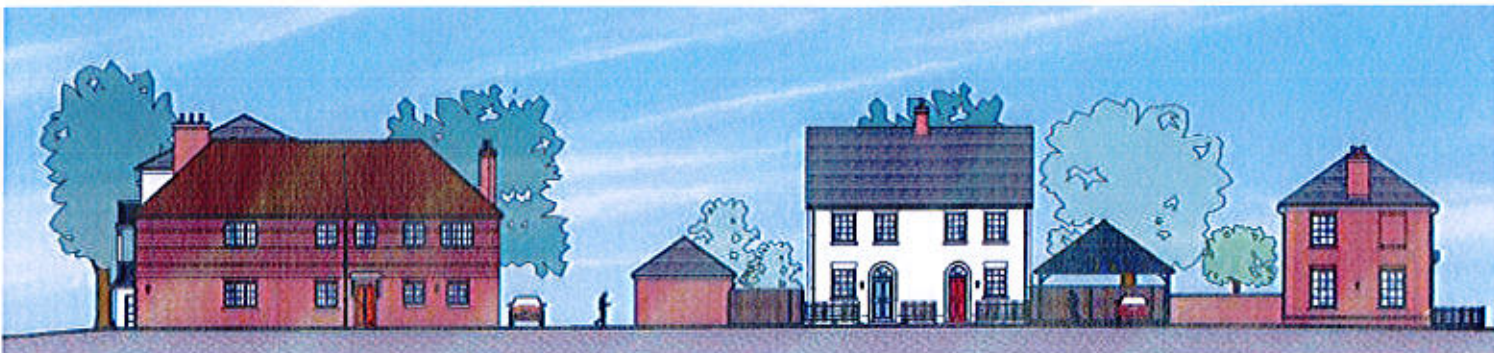
The first of these new homes will be completed February 2018.

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 February 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 hosted a site visit with the parish council to illustrate progress on site. The intention will be to have a follow up site visit after the sales launch.

Site Team:

The site team is headed up by our Project Manager, Neil Johnson and Site Manager, 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, Tonbridge, Kent, TN11 9HL tel: 01732 836000

