

TENTERDEN TOWN COUNCIL

**PLANNING COMMITTEE
AGENDA ITEM 8**

**10th September 2018
DISCHARGE LIST NO. 003**

APPLICATIONS FOR DISCHARGE OF CONDITIONS.

To note that the following applications have been made for Discharge of Conditions:

Planning Applications:

17/00790/CONA/AS 142 High Street.
Discharge of conditions 2(a,b & c) & 5.
PERMIT.

TENTERDEN TOWN COUNCIL

PLANNING COMMITTEE AGENDA ITEM 9

10th September 2018
DECISIONS LIST NO. 570

DECISIONS OF ASHFORD BOROUGH COUNCIL'S PLANNING COMMITTEE.

The following decisions have been made:

PLANNING APPLICATIONS:

- 14/00757/AM02/AS** **Land south west of Recreation Ground Road and north and east of, Smallhythe Road.**
Non-material minor amendment for modifications to phase 1 layout (Plots 60-63) including substitution of some house types on planning permission reference 14/00757/AS for the residential development of 250 dwellings to include creation of new vehicular access from Smallhythe Road and Recreation Ground Road, new pedestrian access, open space, landscaping and associated works (TENT 1).
AMENDED PLANS APPROVED.
- 18/00597/AS** **4 Golden Square.**
Replace kitchen roof tile battens, re use tiles taken off and insert conservation rooflight.
GRANT CONSENT.
- 18/00638/AS** **3 Park View Terrace.**
Single storey rear infill extension and alteration to existing lean-to roof.
PERMIT.
- 18/00673/AS** **Woodacre, Ingleden Park Road.**
Demolition of existing garage and construction of a new 3-bedroom dwelling.
PERMIT.
- 18/00787/AS** **Waters Land, Grange Road.**
Detached annexe for ancillary residential use associated with the dwelling.
PERMIT.
- 18/00873/AS** **32 Leslie Crescent.**
Single storey wrap around extension with pitched roof at front of house and flat roof at side and rear (revision to permission 18/00084/AS).
WITHDRAWN BY APPLICANT.
- 18/00893/AS** **17 Appledore Road.**
Proposed single storey rear extension & (part) garage conversion.
PERMIT.

18/00893/AMND/AS **17 Appledore Road.**
Revision to planning permission reference 18/00893/AS (Proposed single storey rear extension & (part) garage conversion) to reduce the size of single storey rear extension.
AMENDED PLANS APPROVED.

18/00912/AS **High Bank Farm, Appledore Road.**
Removal of existing porch and construction of conservatory to front elevation.
PERMIT.

18/00932/AS **Goodshill House, Cranbrook Road.**
Proposed roof material change to outbuilding.
PERMIT.

18/00967/AS **21 Pittlesden.**
Erection of a single storey side extension.
PERMIT.

18/00971/AS **1 Yew Tree Cottage, Grange Road.**
Lawful development certificate - proposed - replacement of timber windows/doors with uPVC windows/doors.
PROPOSED USE/DEVELOPMENT WOULD BE LAWFUL.

18/01122/AS **46 Wealden Avenue.**
Lawful development certificate - proposed - single storey side extension & conversion of existing garage.
PROPOSED USE/DEVELOPMENT WOULD BE LAWFUL.

TREE APPLICATIONS:

18/00113/TC **St Andrews Catholic Church, 47 Ashford Road.**
Fell one dead tree within the grounds of the church.
TREE APPLICATION NOT VALID.

18/00122/TP **2 Vineys Gardens.**
T1: Holly within a hedgerow - To fell. Reason: Tree is virtually dead and diseased. Remaining hollies either side are alive.
GRANT CONSENT.

18/00143/TC **116 High Street.**
T1 Bay tree - Lightly thin the crown by approximately 10% and carry out approximate 1-2 metres reduction with a proportional width reduction cutting back to appropriate branch axles. T2 Larch - Raise the crown over the water area removing two small branches by approximately 0.5 metres.
RAISE NO OBJECTION.

18/00153/TC

**Store room adjacent to Public Conveniences,
Recreation Ground Road.**

T0120, T0121 - Silver Birch, Crown lift to 3 mtrs over footpath. T0123, T0124 - London Plane, Crown lift to 3 mtrs over footpath. T0130, T0138 - Lime, Remove epicormic growth up to 3 mtrs. S1 - Ash, Fell. T0147 - Horse Chestnut, remove 2 dead stems. T0173, T0174 - Silver Birch, remove major deadwood from crown (exempt works).

RAISE NO OBJECTION.

From: Alex Stafford
Sent: 30 August 2018 16:18
To: Town Hall <townhall@tenterdentowncouncil.gov.uk>
Subject: RE: Application No. 18/00858/AS - Beacon Oak Road/Ashford Road Junction

Hi Claire,

Just to let you know I have had an email from Redrow's agent this afternoon requesting that the highway works that they are seeking to be varied are to be withdrawn from the above application.

As such application 18/00858/AS is to be amended and the description changed to remove the reference to the variation to condition 08 (highway works) of 14/01420/AS. The new description will therefore be as follows:

Variation of conditions 5 (tree works) on planning permission reference 14/01420/AS.

Subject to the agreement of councillors Clokie and Knowles I now propose to determine the application under delegated powers just for the tree works which I have no issues with. The applicant is aware that officers cannot support the amended highway scheme (signalised junction) and therefore they are going to go away and look at alternative options.

Kindest regards

Alex

Alex Stafford | Senior Planning Officer
Strategic Sites Team | Planning & Development Unit

Planning and Development

Ask for: Rob Bewick
 Email: rob.bewick@ashford.gov.uk
 Direct Line: (01233) 330683
 Fax No: (01233) 330682



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 BOROUGH COUNCIL

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 AshfordBoroughCouncil

Mr P Burgess
 Tenterden Town Council
 Town Clerk
 Tenterden Town Council
 Town Hall
 Tenterden, Kent
 TN30 6AN

Our Ref: 18/00759/AS
 Date: 29 August 2018

Dear Mr P Burgess,

Amended Consultation to: Tenterden Town Council
Application No: 18/00759/AS (PC)

Town and Country Planning Act 1990 (as amended)
Application for Outline Planning Permission

Location: Land to the South of Sicklefield House, Ashford Road, St Michaels, Tenterden, Kent
Proposal: Outline planning permission with all matters reserved except for access for 30 residential properties, open space and associated access into the site.

Amended plans have been received for the above application

You may view the details of the application:

- a) at www.ashford.gov.uk using the planning application search links inputting the following reference: 18/00759/AS.
- b) **Ashford Borough Council, Civic Centre, Tannery Lane, Ashford TN23 1PL** where a copy can be viewed on a computer link
 Monday to Friday, Self Help: 8.30am - 5.00pm
 Appointment only: 9.00am - 4.00pm (please phone 01233 331111 option 4 to book an appointment)
- c) **Tenterden Town Council, Town Hall, 24 High Street, Tenterden TN30 6HP** where a copy can be viewed on a computer link
 Self Help: 9.00am - 12.30pm and 1.30pm - 4.00pm
 (Appointments are available, please phone 01233 331111 option to book an appointment)

Please let me have any comments you wish to make as soon as possible and in any case before 12 September, 2018.

Please give your reply in the space available at the bottom of this letter giving any reasons for your comments as well. Please clearly indicate whether you have no comments, you support or you object to the application.

When writing, please use black ink. Your comments will be immediately available for public inspection and will be published on the Internet in full including your address. To help us avoid your personal data appearing on the internet please do not include personal telephone numbers and use a printed signature. Although the council reserves the right to remove inappropriate comments from the web site as necessary, such comments may still be viewable prior to any removal and viewable by visitors to the Civic Centre. It is therefore your sole responsibility to ensure you do not include defamatory remarks in your comments as you could be held legally responsible for them in the future.

Yours sincerely

Rob Bewick

for Joint Development Control Manager

Comments of Tenterden Town Council: 18/00759/AS

The Tenterden Town Council

has no comments to make on this application*
supports the application*
objects to the application for the reasons set out
below*
no objection*
(* delete as necessary)

Reasons for objecting to the application or any other comments:

Signed..... Date
Clerk to the Tenterden Town Council

-
-



13 August 2018

Phil Burgess
Tenterden Town Council
Town Hall
24 High Street
Tenterden
TN30 6AN

Wates House
Station Approach
Leatherhead
Surrey
KT22 7SW

T: 01372 861000

Dear Phil,

Wates Developments - Appledore/Woodchurch Road Letter and Leaflet

We are writing with regard to the public comments made in relation to Wates Developments letter (27th July 2018) to Councillors and our accompanying leaflet: 'Tenterden homes - Helping to meet housing need across Ashford Borough, in line with the Inspectors' Advice'.

Our approach in relation to potential development has always been, and will continue to be open and transparent, which we hope that all stakeholders will appreciate.

It is certainly not our intention to publish any misleading or factually incorrect information. The published leaflet contains our honest interpretation of the planning situation following the publication of the Planning Inspector's post hearing advice notes and ahead of the issue of modifications to the Ashford Borough Council Local Plan.

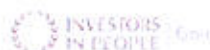
This is an interpretation that we stand by based on the publicly available information and would, of course, be delighted to discuss this with you at any juncture. In neither our letter, nor our leaflet, have we suggested that the site between Appledore and Woodchurch roads should be allocated in the Local Plan.

We do, however, believe that the site between Appledore and Woodchurch roads in Tenterden has real planning merit, offering a sustainable site for much needed low-density housing, together with significant community and educational benefits – five football pitches, a 7.4 hectare Country Park and Natural play areas.

We are continuing to develop our plans for the site and as they evolve will continue to engage and consult fully with all stakeholders and statutory consultees

Yours Sincerely,

RIO JANE DANIEL
Land and Planning Manager
Wates Developments
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wates.co.uk

Limes Land Protection Group (LLPG)

Mr Phil Burgess
Town Clerk
Tenterden Town Council
Town Hall
24 High Street
Tenterden
TN30 6AN

*Approved
20/8/18*

17th August 2018

Dear Mr Burgess

Ref:- Wates leaflet 'Tenterden homes' and letter dated 30th July 2018

I am a member of a group of Tenterden residents called Limes Land Protection Group (LLPG), formed in August 2017, whose aim is to protect Limes Land, the land between Appledore Road and Woodchurch Road, from development.

Although this site has not been included in the Ashford Borough Local Plan to 2030, Wates Developments have continued to promote it and it is our opinion that they are likely to submit a planning application in the near future.

As part of their Public Relations process, Cratus Communications, on behalf of Wates, have provided the Tenterden Town Council with a leaflet outlining Wates' proposals for this site.

We note that their letter and leaflet have been included in the correspondence attached to the Tenterden Town Council Planning Committee Agenda and that this is published on the TTC website.

Our group have carried out a detailed analysis of this leaflet which we wish to share with the Tenterden Town Council. It is important that residents of Tenterden have the opportunity to see an alternative view of this document based on the facts.

Our response speaks for itself and we would encourage Councillors and Residents to read it and compare it with Wates proposal .

Wates Developments have a promotion agreement with the owners which allows for the land to be sold to third parties. There are therefore no guarantees that the proposals by Wates for a Country Park and Football Hub can or will be delivered.

If you wish to discuss the contents of our document further, please do not hesitate to contact us. Email: limeslandprotectiongroup@gmail.com

Yours Sincerely

AE Poole

Albert Poole

On behalf of Limes Land Protection Group

Copies to:- Councillor Paul Clokie, Portfolio Holder For Planning Ashford Borough Council
Simon Cole Head of Planning Policy Ashford Borough Council

Wates Proposals for Tenterden :Truth or Fiction?

Wates Developments have recently published a paper claiming to provide a planning solution to assist Ashford Borough Council in its deliberations following the Inspector's interim guidance after the hearing into the Ashford Borough Local Plan to 2030.

Wates Document Title:- Tenterden homes. Helping to meet the housing need across Ashford Borough, in line with the Inspectors' guidance (July 2018)

Limes Land Protection Group (LLPG) has analysed the paper to examine their claims and has found that many of them are either inaccurate or misleading:

- *Wates claim that more housing sites are needed for the 2030 Local Plan*
 - Not true. ABC has confirmed that they have no need to allocate any additional sites, and don't intend to do so.
- *Wates state that Limes Land is low quality, under-used grazing land*
 - In fact Limes Land supports a rich eco-system, sits within a recognised Landscape Character Area and is defined as Low Intensity Nature Friendly Grazing Land.
- *Wates state that Limes Land is in a low risk flood area, making it suitable for building*
 - Environment Agency flood zones are based on sea or river flooding, which is not applicable in this case. In fact the land is prone to surface water flooding, as shown on the Environment Agency Flood Risk Map.
- *Wates propose to make 40% of their homes affordable*
 - There is no clear-cut definition of affordability as it is based on market factors which vary across the country. Wates provide no details of likely cost of these homes, so their use of the term in this document is meaningless.
- *Wates promise to provide football pitches to meet a local need*
 - This need has abated with the closure of Tenterden Tigers and the go-ahead for a 3G pitch at Homewood School. There are also other potential sites in the town, should there still be a requirement for more pitches.

- *Wates want to give us a Country Park*
 - There is no express need for a Country Park in Tenterden. Limes Land is already home to a wide variety of wildlife and is accessible to residents via the Public Right of Way AB12 (PRoW). Wates provide no detail whatsoever on who will manage the park going forward, or how it will be funded.
- Wates say that the development will be low density
 - They claim to be giving us 10.3 homes per hectare, however this appears to be based on the size of the entire site, and not the area in which they will actually build. By contrast their August 2017 Masterplan document cited 31 homes per hectare.
- *Wates say that housing growth in Tenterden is disproportionate to the rest of the borough*
 - The figures that Wates provide do not stand up to scrutiny and do not match figures put forward in the Lichfield Report they commissioned in March 2018. They fail to acknowledge the 100 homes planned for Tilden Gill or the homes currently being built on Tent 1A.
- *Wates talk about the economic and retail benefits that the extra houses will facilitate*
 - Additional council tax receipts will go to the Borough and will not directly benefit the town. The construction jobs will be short-term only, and Wates do not explain what they mean by indirect jobs. The extra housing will bring no tangible benefits to the town, only problems caused by additional pressures on existing services and roads.

In our detailed response below we have taken a close look at each of the statements made by Wates and provide the information that Tenterden residents need to know in order to accurately assess their claims.

Planning Context

Wates believe that Ashford Borough Council will need further sites to deliver additional homes during the life time of the new local plan.

The assertion that ABC need to allocate additional land for housing has been refuted by Simon Cole, Head of Planning Policy, Ashford Borough Council in his correspondence to the Tenterden Town Council dated 1st August 2018.

In the view of LLPG, Wates are proposing to solve a problem which in fact does not exist.

Far from complementing Tenterden, the Wates development will **destroy** the unique charm of the town through unnecessary and inappropriate urbanisation.

The current Tent1A development, the proposed developments at Tent1B, Pope House Farm and Tilden Gill will produce in excess of 600 extra dwellings in Tenterden and St Michaels during the Local Plan period.

An extra 250 houses on top of this is completely unsustainable.

The Site

Limes Land lies between Appledore Road and Woodchurch Road.

Wates claim that the site is low quality, underused grazing land.

Contrary to Wates statements the land has been classified as mostly Good (3a) to Moderate (3b) Quality agricultural land with 4 hectares of Grade 2 very good quality land. This is stated in a report commissioned by Ashford Borough Council in 1997.

It is defined as Low intensity ,Nature Friendly, Grazing Land.

This site is within Landscape Character Area LCA23 Woodchurch Undulating Farmland.

It has remained as pasture land for centuries and is a wildlife haven teeming with protected species including Great Crested Newts, Slow Worms, Bats, Adders and Lizards, all of which have been logged with the Kent Reptile and Amphibian Group (KRAG). Wates have conducted their own wildlife surveys on this land, so must be fully aware of the biodiversity that exists. Perhaps they could publish the findings.

Wates claim that the site is in a low risk flood area. Environment Agency Flood zones are based on sea or river flooding which clearly do not apply to this site. However, the clay and mudstone substrate prevent any natural

surface water filtration through the soil and the ground remains waterlogged for at least half the year. Drainage relies on the ancient ponds and ditches to dispose of surface water via Southern Water system. During the winter months and extreme weather there have been numerous recorded flooding incidents on Appledore and Woodchurch Road. This high risk of surface water flooding is clearly shown on the Environment Agency Flood Risk Map. As a recent example, during the heavy rainstorm on 13th August 2018, several houses along Woodchurch Road suffered flooding, one seriously by sewage. Limes land remained flooded for several hours after the rain abated.

Contrary to Wates' view, we believe these natural characteristics make this site '**eminently unsuitable**' for housing, but **eminently suitable** to remain as Open Green Space

The Proposals

Range of homes

Wates claim the development will include 100 affordable homes. However, they offer no clear definition of affordable in terms of actual cost. The descriptions of the types of housing provided refer to vague lifestyle categories rather than to specific dimensions, amenities or number of rooms.

Football pitches and facilities. The need for football pitches has receded. Homewood School are providing a 3G pitch which is being offered for community use. Also there are proposals to site pitches elsewhere in Tenterden. There is no demonstrable need for this proposal by Wates

7.4 Hectare Country Park

This document does not define how and when this can be delivered.

Country Parks must be accredited under the Countryside Act of 1968 and the process is administered by Natural England. The criteria for accreditation are exhaustive. LLPG has produced a discussion paper which identifies many of the issues to be addressed. Apart from a general statement about the provision of a Country Park, the Wates paper offers no information about who will pay for setting up such a facility, who will manage it in the long term and who will pay for the upkeep. If this was managed locally, it could eventually lead to an increase in Council Tax.

In their investigations into the development of Limes Land, Wates carried out soil investigations across the whole site including the area for the proposed Country Park. Perhaps there is a simple explanation. We can only speculate.

Low Density Development

Wates claim 10.3 homes per hectare. This appears to be a calculation based on 250 homes across the whole 24.3 Hectare Site. However, they state that the build site is restricted to the area west of the Public Right of Way (PRoW). By contrast their August 2017 Masterplan calculated 31 homes per hectare across 8 Hectares. We believe it is disingenuous of Wates to massage their figures in this way as they are, at the very least, misleading.

On part of the site shown in the latest plan there appears to be no buffer zones.

A Sustainable Location

“ A Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own need. It is central to the economic, environmental and social success of the country and is a core principle underpinning planning.”

Ashford Borough Council through its Local Plan 2030 proposals have stated that this site is not needed within the period of the plan. It will be for future generations to decide whether to develop this current open green space. At present there is no desire for this with the exception of the owners and site promoters: Wates.

The whole of this site is not within 800 metres of town centre. This figure measured the shortest distance, as the crow flies, from the entrance at Appledore Road to the High Street. This is again misleading.

Wates state that the town is served by six bus routes, but this site isn't. For pedestrian and cycle links read existing footpaths and roads.

Why Tenterden

Wates claim that Tenterden has one tenth (10%) population of Ashford Borough. Lichfields report on Growth Strategy for Tenterden (commissioned by

Wates themselves) shows this to be 6.4%. Therefore 10% is a gross and misleading exaggeration.

The housing ratio between Ashford and the Rural Areas is part of a defined policy to focus building around Ashford with its transport links, employment and infrastructure.

It is notable that the Wates document conveniently excludes the additional 100 homes on Tilden Gill as part of the growth, despite the fact that this scheme has already been granted planning permission.

The Local Plan statement in Wates document accurately reflects the balance between development and conservation in Tenterden. Reference to development of a suitable scale, design and character are key to the future of Tenterden and support the view that no more development is necessary.

We suggest that linking future growth in the Borough with Tenterden is an aspiration of Wates alone.

Meeting a Need

Providing 250 homes to help meet Ashford's housing needs can only be interpreted as Wates building expensive homes to fulfil their ambitions to make more profit.

To say that they are dedicating 16 Hectares as open space is an exaggeration. Wates want to build on every developable acre of the site west of the Public Right of Way (PRoW).

They cannot build on the Ancient Ponds, the hedgerows and the ditches which are integral to this site. There are a total of 10.1 Hectares on the proposed country park and football hub. This suggests that the remainder of the site is being dedicated as open space, when in fact it is a planning constraint.

The ABC Playing Pitch Strategy and Tenterden Town Council Sports Facilities Strategy identified a need for football pitches and clubhouse. These are being met by the Homewood School 3G Pitch, which is in progress, and there is potential for other pitches and facilities elsewhere in the town which are currently under discussion. It is highly unlikely that any provision by Wates can be delivered within 3 - 4 years of inclusion in any future Local Plan, by which time the need will have been addressed.

Open Space Strategy

We do not believe that there is a strong demand by residents for a Country Park in Tenterden, given that Tenterden is surrounded by accessible countryside. We also find it strange that Wates want to turn an area of natural open space into a manicured park. The only real application of Open Space is to leave Limes Land as it is. There is a Green Space Steering Group set up in Tenterden which has included Limes Land in a list of sites that should be protected.

Wates claim that private land will be brought into publicly accessible amenity space. What guarantee is there that this land will be given to the town or will it be retained by the current owner or developer for future development?

Wates' statement regarding visibility fails to mention that the current view from the PRow across to St Mildred's Church will be obliterated by the new buildings. This is an inconvenient fact that never receives any attention in Wates documentation and is omitted from any promotional material.

There is no evidence that the town is not viable. On the contrary, the town is a magnet for visitors and shoppers because of its rural compact character. Over urbanisation is likely to have a negative impact, therefore the planned growth needs to be absorbed before adding extra housing.

Ageing population is a national issue and it is not clear why Wates imply that this is in itself a problem for Tenterden that needs to be addressed. In fact Tenterden's older residents make a valuable contribution to the town both socially and economically. Ironically the likelihood is that the only people able to afford the expensive homes from Wates, or other developers who purchase the land, will be older. This type of development will not reset the demographic balance.

Economic & Retail Benefits

The list of benefits in terms of Jobs, Council Tax and New Homes Bonus is a borough wide benefit with the monetary receipts going to Ashford Borough. The construction jobs will be short-term only, and Wates do not explain what they mean by indirect jobs. Little benefit will be apparent to Tenterden who will have to bear the impact of an additional 250 homes on the town's infrastructure and traffic. No costings have been shown against football facilities and it is therefore difficult to assess the benefit. We have to assume that the town will have to bear the cost of managing and maintaining this facility and also the Country Park.

Summary

This analysis has reviewed the claims by Wates about Limes Land. Our objective has been to highlight where we disagree with Wates appraisal and expose many of the misleading and exaggerated statements made. LLPG as a group want the residents of Tenterden to have an opportunity to view this land from the other side, not through the rose-coloured lens of a National Developer, whose prime focus is to make more profit. Cratus Communications who represent Wates are quoted in the August 9th 2018 Kentish Express

" We would not agree that our leaflet is either 'factually wrong or wholly misleading"

Hopefully this response will help residents to make their own judgement.

Limes Land Protection Group, August 2018

Limes Land Protection group was formed in August 2017. We are residents who live next to Limes Land and came together to oppose Wates' efforts to include this site into the emerging Ashford Borough Local Plan to 2030. The site which lies between Appledore Road and Woodchurch Road has been the subject to many attempts by different developers to build on it since the late eighties. Wates are the latest of three. The land has been rejected by two Government Appointed Inspectors in 1989 and 1997. Since that time, through successive Site Appraisals as part of the Local Plan Process, Limes Land has been omitted. This has not deterred Wates from continuing to promote the site and it appears likely that they will submit a planning application in the near future.

We are keen for any offers of support to fight plans by Wates to develop this land. Here is a quote from the Inspector in 1989 relating to the plans at that time.

" the development would result in a significant intrusion into the countryside in conflict with the structure and local plan policies and that it would detract from the character and rural setting of a very attractive small town. It cannot therefore be permitted."

This statement remains as true today as it did in 1989, despite the pressure to build more houses. This is an issue for the whole town and not just the residents who live near this site.

If you have any questions or would like further information contact us via

Email: limeslandprotectiongroup@gmail.com



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

Via email

13th August 2018

Dear Ms Gilbert

Response to Tenterden Town Council Further Representations Dated 11th July 2018

Urbanissta are responding to Tenterden Town Council's (TTC) further representations made on the 11th July 2018 objecting to the resubmission of Reserved Matters material. Each point raised by the TTC is addressed in turn below:

"1. A Masterplan should be published so the residents and Council can effectively evaluate the full proposal".

The detailed layout of the Site which informs the Reserved Matters submission dealing with matters of layout scale appearance and landscaping is reference REDR170916CSL01 Rev C coloured.

The detailed layout supersedes the masterplan prepared at outline stage and it is understood that the detailed layout was provided to the Belgar Residents Group on the 2nd July 2018.

"2. The block of flats is still by the AONB boundary and, in our opinion, these should be by the entrance of the site (this was included in our last objection)"

We note the Town Council's approach to the siting of the apartment blocks by the boundary of the AONB which has not been raised as an objection from Ashford Borough Council officers. There has been greater separation of the affordable units within the Site as shown by the relocation of apartment Block A to the north-east boundary adjacent to the open space. The siting and layout of the apartment blocks in the south-east of the Site have been redesigned to provide a greater level of amenity and outlook and redesigned with balconies. The extent of parking facing onto the AONB has also been relocated away from the AONB and broken up more the additional soft landscaping.

"3. The style of houses should comply with emerging policy HOU18 para 5.127.2 that states "proposals will need to have regard to the areas key characteristics and how any proposals will complement the existing build form. We would like to see a condition that is imposed stating new housing should match and fit in with the existing weatherboarding style houses".

Detailed review of the house type materials has been undertaken which is set out in the Design & Access Statement ref REDR170916 DAS-01 110718. The DAS identifies that surrounding streets contain a mixture of styles and materials comprising red or multi-brick with red/brown concrete tiles. There are also some elements of buff brick and slate grey colour roof tiles. Some key units on the street have render, timber or tile hanging. Windows and doors are predominantly white uPVC.

The Oast House and the listed buildings at Belgar Farmhouse comprise red brick at ground floor and weatherboard at first floor with casement windows.

Two key design approaches for the site are proposed based on the materials found to the south of the site as well as in Tilden Gill Road. The first being clusters of white shiplap horizontal weatherboarding with dark stock brick and red concrete roof tiles following the design approach. This design approach has been informed by the design of the oasthouse and is located at the site entrance, and in locations that have views of the oast house.

The second design approach is a mixture of light stock bricks with grey concrete roof tiles to replicate the design approach found in Tilden Gill Road.

The approach to materials across the Site is amended as shown in the comprehensive set of house type plans. The proposals comply with HOU18.

"4. There should be a buffer zone of at least 10 metres between the site development and the ancient woodland and heritage properties at Belgar Farm and be planted with semi-mature trees and native hedges"

A buffer of 15m is retained with the Ancient Woodland to the south of the site, and no development is taking place within this zone.

The closest property to the Belgar group is plot no 46. Plot 46 which is circa 40m from the main Belgar residence and plot 56 which is circa 50m from the main residence. Plot 57 is circa 75m. To the east plot 29 is approximately 60m from Old Belgar Barn/Weavers Barn and plot 35 is around 40m from Weaver's Barn outbuilding.

A Heritage Assessment was submitted as part of the resubmission setting out that the development will not impact on the setting of the listed buildings.

"5. The five house ends which are sited directly on the Belgar's western border needs to be addressed, particularly the proximity to the boundary"

Plot 46, 56, 57, 64 and 65 are located to the western boundary of Belgar Farmhouse. These plots will be screened by the enhancement of the existing trees on the boundaries with additional woodland edge mixes. This is shown on the soft landscape plan ref 0107 - L07.

A retaining wall is required for the above plots which will comprise a 1.2m Timber Sussex fence and a 1.8m close boarded fence which will be screened from view by the existing tree lined boundary and its proposed enhancements.

"6. The current site entrance is directly opposite a children's play park and we wish a condition to be imposed that the developer installs safety barriers at the edge of the road in front of the play area and that a safety audit is carried out".

Matters of site access on Priory Way will be subject to further detailed design and review as part of the Section 278 Highways works that would require approval and sign off by the Highway Authority. The Section 278 works would include a Road Safety Audit that would identify any risks and ensure that these are adequately allowed for within the detailed design.

I hope the above is clear and satisfactorily addresses the Town Council objections.

Kind regards

Kathryn

Kathryn Waldron
Senior Planner
Urbanissta