

TENTERDEN TOWN COUNCIL

**PLANNING COMMITTEE
AGENDA ITEM 8**

**10th December 2018
DISCHARGE LIST NO. 006**

APPLICATIONS FOR DISCHARGE OF CONDITIONS.

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

Planning Applications:

- 09/01534/CONA/AS** **Heronden Hall, Smallhythe Road.**
Discharge of conditions: 3, 4 & 5.
PERMIT.
- 17/01097/CONB/AS** **Old Barrack Farm, Reading Street.**
Discharge of condition 7.
GRANT CONSENT.
- 17/01346/CONB/AS** **Tanyard Oast, Plummer Lane.**
Discharge conditions 4, 7, 9, 10, 11, 13 & 15.
PERMIT.

TENTERDEN TOWN COUNCIL

**PLANNING COMMITTEE
AGENDA ITEM 9**

**10th December 2018
DECISIONS LIST NO. 573**

DECISIONS OF ASHFORD BOROUGH COUNCIL'S PLANNING COMMITTEE.

The following decisions have been made:

PLANNING APPLICATIONS:

- 16/01090/AM01/AS** **Land west of Shrubcote and south west of, Appledore Road.**
Revision to remove T15 Beech tree as originally stated in tree condition survey on planning permission 16/01090/AS as part of conditions 18 and 19.
AMENDED PLANS APPROVED.
- 18/01098/AMND/AS** **4 The Lindens, St Benets Way.**
Revision to the reduction in size of window to front elevation on planning permission 18/01098/AS for Proposed loft conversion and insertion of front, side and rear rooflights, second floor window to side elevation, garage conversion and extension with installation of rooflight, extension to decking (alternative to approvals 15/01209/AS & 18/00460/AS).
AMENDED PLANS APPROVED.
- 18/01102/AS** **25 Sayers Lane.**
Variation to conditions 4 & 6 on planning permission 17/01639/AS to add additional times to condition 4 for Tuesday & Friday and throughout school holidays; vary wording on condition 6 to allow associated classes related to dance including yoga, spinal yoga, body conditioning, pilates and musical theatre workshops.
PERMIT.
- 18/01153/AS** **Public Convenience at St Michaels Recreation Ground, Ashford Road.**
Extension to existing public convenience to provide vehicle maintenance facility with footpath.
PERMIT.
- 18/01196/AS** **The Surgery, Ivy Court, Recreation Ground Road.**
Alteration and extension to the existing GP Surgery with associated parking.
PERMIT.
- 18/01429/AS** **Pittlesden Barn, High Street.**
Carefully strip existing roof and replace battens, counter battens, valley boards, sarking felt, eaves and verge trays and lead valley gutters. Refix all existing tiles that are in good condition, with any new tiles required to match existing in terms of colour, material, size and profile. Carefully remove rotten window and replace with matching timber casement and double glazing. Prepare external timber cladding for redecoration, including soffits, fascias, windows, doors, etc.
GRANT CONSENT.

18/01432/AS

Waters Land, Grange Road.

Internal alterations to take down wall between kitchen and rear living room and remove all or part of wall between kitchen and utility and build new wall and pier.

GRANT CONSENT.

18/01450/AS

11 Heather Drive.

Proposed single storey rear extension; change of external materials to render; parking to front (part retrospective).

PERMIT.

18/01473/AS

37 Knockwood Road.

Proposed removal of existing extensions on the rear elevation and construction of new extension on the rear.

PERMIT.

18/01517/AS

2 Rogersmead.

Lawful Development Certificate - Proposed - dropped kerb and extension of hard-standing.

PROPOSED USE/DEVELOPMENT WOULD BE LAWFUL.

18/01521/AS

11 Recreation Ground Road. Single storey conservatory to rear elevation.

PERMIT.

18/01526/AS

Pinemore, Ingleden Park Road.

Two-storey rear extension, front extension to entrance, front dormer window.

PERMIT.

TREE APPLICATIONS:

18/00208/TC

Lower Coach House, Rolvenden Road.

T1 Mature Bay approximate height of tree = 35ft to reduce in height by 15ft and shape sides. Reason: The tree is shading the neighbour's upper window and it is dominating the small garden.

RAISE NO OBJECTION.

18/00212/TC

Pump Field House, Golden Square.

T1 - Silver Birch - front garden - reduce by 40% (3m) by pollarding - 14/11/18 SUPERSEDED SPEC FOR T1 - 1. Crown lift to 4 metres smaller diameter growth ensuring that framework is retained 2. Sensitively prune crown away from structure by 2 metres to growth points. T2 - Holly - front garden - reduce by 1.5m. T3 - Yew - rear garden (left hand side of house) - Reduce to previous pruning points and reshape as appropriate.

RAISE NO OBJECTION.

18/00213/TC

Esperanto, Golden Square.

T1 Holly, in front garden - Remove to ground level. T2 Holly, in the rear garden - Fell to ground level.

RAISE NO OBJECTION.

18/00214/TC

Heronden, Smallhythe Road.

T2 Fell dead Spanish Chestnut stump, T3 Fell diseased Copper Beech.

WITHDRAWN - INAPPROPRIATE PROCEDURE.

18/00266/TC

Heronden, Smallhythe Road.

T1 - Fell dead Prunus.

RAISE NO OBJECTION.

18/00229/TP

The Garden House, Rolvenden Road.

Spanish Chestnut (T1) - To cut back the low horizontal branches going toward the main road by 5m and up to a height of 6.5m.

GRANT CONSENT.

TENTERDEN TOWN COUNCIL

Planning Committee - Background for Agenda Item 10b on 10th December 2018

Selective Neighbourhood Plan Proposal

Background

Tenterden Local Green Space group recently held a presentation for the local community on the need to protect valuable green space within Tenterden. This received an overwhelming support from the general public in attendance and our local MP Damien Green.

A meeting was held by Tenterden Local Green Space group with Simon Cole, Ashford Head of Planning Policy, who stated that a Selective Neighbourhood Plan (NHP) was the only viable and statutory approach to protect green space.

Neighbourhood Plan Process

For summary purposes, the following are the key steps for producing a Selective NHP.

- Step 1: Application for Designation of the Neighbourhood Area
- Step 2: Drafting the Selective NHP
- Step 3: Pre-submission publicity and consultation
- Step 4: Submission of Selective NHP to the LPA
- Step 5: Independent Examination
- Step 6: Referendum
- Step 7: Adoption of Selective NHP

Proposal 1: - Vision and Aims

It is proposed that Tenterden Town Council undertake a Selective NHP in accordance with NPPF 2018. To steer the process by adopting the NHP Roadmap 2018 guidelines, which is a recognised authoritative document. The focus to be on the identification and designation of Local Green Spaces in accordance of para 99, 100 and 101 of the NPPF 2018.

The proposed vision for the selective NHP to be refined by the NHP working group is:

"Produce a Selective NHP, in conformity with the Ashford Local Plan that defines a coherent and forward-looking plan for Tenterden. It should establish a network of valuable green spaces [designated local green spaces] with interconnecting green passageways [where possible] to promote the health and wellbeing of its residents, indigenous wildlife and continue to attract visitors to the town."

The proposed aims to be refined and expanded by the NHP working group are:

- a) Identify green space within the parish of Tenterden, which is considered valuable to preserve for the social, educational, physical and emotional wellbeing of residents of all ages, for its inherent biological or historical importance, for its contribution to our iconic Wealden landscape and for the preservation of its indigenous wildlife.
- b) Recommend which protected green space could be enhanced and maintained for the enjoyment of residents and visitors to the parish and for the preservation of its wildlife.
- c) Consider ways in which interconnecting passageways to green spaces through and around the parish may be preserved for the future.

TENTERDEN TOWN COUNCIL

Planning Committee - Background for Agenda Item 10b on 10th December 2018

- d) Produce a NHP based on the evidence above, which meets the legal basic conditions and conforms with Ashford Local Plan to satisfy the independent examination.
-

Proposal 2: - Inception

The first steps are to:

- a) Provide [by TTC] initial funding of £5k, whilst seeking formal grant funding so that work can commence.
- b) Initially set up a joint town council and community working group [steering committee] with up to three councillors and eight residents being appointed. The final councillor and resident numbers will be refined once the terms of reference and responsibilities have been concluded.
- c) Working group to draw up terms of reference, scope based on a focused approach, project plan, Gantt chart, timeline with milestones,
- d) Communicate to and engage with the community, manage their expectations, seek support and attract membership for the working group and project sub teams.
- e) Employ relevant professional help to guide the working group to reach a successful conclusion and seek technical support packages such as AECOM [which are free].
- f) Create a communications and engagement strategy to ensure relevant, regular and open dialogue with:
 - The general public
 - Ashford Borough Council Planning Policy Unit
- g) Create a forward-looking vision and identity for the town 5, 10 and 15 years into the future

Proposal 3: -Tenterden Town Council Led Responsibility

Tenterden Town Council as the local statutory body to exercise led responsibility for the NHP to:

- a) Oversee and provide strategic direction when required to the NHP working group through the TTC Planning Committee.
- b) Delegate day to day running of the planning process to the NHP working group.
- c) Write to Ashford Borough Council to request the whole parish be designated for the Selective NHP.
- d) Approve terms of reference and project plan.
- e) Approve key scoping documents and deliverables [as defined by project plan].
- f) Approve the consultation draft of the plan before the community consultation.
- g) Submit the draft plan to Ashford Borough Council for consultation and address issues with the working group.
- h) Liaise with Ashford Borough Council for external examination and address issues raised with the working group.
- i) Liaise with Ashford Borough Council for referendum and adoption.

TENTERDEN TOWN COUNCIL

Planning Committee - Background for Agenda Item 10b on 10th December 2018

Town Clerk's notes

Councillors need to be comfortable with the process starting within the current council term and be aware that councillors chosen for the NP may not be re-elected.

We should be under no illusion regarding the workload involved although councillors should take an arms-length approach and allow the plan to be community-led. Resident members should at least be partly drawn from the current TGS steering group for continuity

Following the recommendations of the planning consultant, no more than 3 councillors should be selected for the steering group. If more than 3 candidates are put forward, I suggest we hold a ballot at Town Council.

Effect on Budgets	-	Costs up to £20k depending on the success of a grant application.
Effect on Biodiversity	-	Very positive
Effect on Crime	-	Positive

Cllr Crawford and Town Clerk - 3rd December 2018

Planning Committee 10th December 2018
TDRA statement regarding Limes Land
Agenda Item 11

At the August meeting of the Planning Committee, I presented a statement from the TDRA (attached below) which was received by me in the form of 3 e-mails from the Secretary of the TDRA.

I amalgamated the e-mails for the purpose of readability and passed this to the TDRA Secretary for approval, which I received.

I had, however, omitted to include the phrase "and just to be clear we have never endorsed proposals by Wates for this site".

I accept that the exclusion of this phrase could have affected the view of the statement and I have conveyed my apologies to the TDRA.

Information only.



Phil Burgess
Town Clerk

A response from Tenterden and District Residents Association regarding the Wates proposals for Limes Field

Extract of e-mails from TDRA – agreed by their representative

I am writing on behalf of the TDRA, to convey our position regarding the above site and the recent Wates proposals (see attached). We acknowledge Simon Coles' letter regarding the misleading statements made by Wates and note his confirmation that ABC neither needs to (or intends to) allocate any new sites in the Local Plan and that the Inspectors have confirmed that there is sufficient land supply to fulfil the Borough's overall housing targets up to 2030 as well as the 5 year supply requirement.

The TDRA Committee have agreed that should these proposals be submitted as a planning application, we would strongly object on the basis that this proposal would constitute an unsustainable level of growth for Tenterden, well over the housing numbers already assigned to the town by the Local Plan.

We do still uphold that this site meets most of the TDRA Criteria for viable land supply for allocated development, however as I have stated above, in view of the sites already approved in the Local Plan and current housing number targets we consider development of this site within this period (to 2030) totally unsustainable on the following grounds:

- Impact on road systems
- Impact on Local Amenities – e.g Ivy Court Surgery, schools
- Impact on Green Infrastructure, ecology
- Impact on water consumption

Development Directorate

Ask for: Phillip Cook
Email: phil.cook@ashford.gov.uk
Direct Line: (01233) 330206
Fax No: (01233) 330682



ASHFORD
BOROUGH COUNCIL

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

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Tannery Lane
Ashford
Kent TN23 1PL
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Typetalk (01233) 330744
www.ashford.gov.uk
DX 151140 Ashford (Kent) 7

Our Ref: TPO/18/00014
Your Ref:
Date: 16 November 2018

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS
2012
ASHFORD BOROUGH COUNCIL TREE PRESERVATION ORDER NO. TPO no 14 2018
Land South of Tilden Gill Road, Tenterden.

I enclose a copy of the above Tree Preservation Order and Map relating to

T1	Oak
T2	Oak
T3	Oak
T4	Oak
T5	Ash
T6	Oak
T7	Field Maple
T8	Oak
T9	Hornbeam
T10	Oak
T11	Field Maple
T12	Beech
T13	Silver Maple
G1	6no. Oak
	6no. Field Maple
G2	6no. Field Maple
	6no. Hornbeam
	1no. Cherry
G3	1no. Oak
	1no. Turkey Oak
	2no. Ash
	2no. Field Maple
G4	5no. Field Maple

situated at the above address together with a list of persons served with a copy of the Notice.
This is for your information only and no comments are sought.

If you have any further queries please contact the Case Officer shown above.

Yours sincerely,

Phillip Cook

Landscape Officer
Development Directorate

Enc.

TOWN AND COUNTRY PLANNING ACT 1990

**ASHFORD BOROUGH COUNCIL
TREE PRESERVATION ORDER NO. TPO no 14 2018
Land South of Tilden Gill Road, Tenterden.**

Ashford Borough Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order:-

Citation

1. This Order may be cited as Ashford Borough Council Tree Preservation Order No TPO no 14 2018 - Land South of Tilden Gill Road, Tenterden.

Interpretation

2. (1) In this Order "the authority" means Ashford Borough Council.
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Effect

3. (1) Subject to regulation 4, this Order takes effect provisionally on the date on which it is made.
(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall -
(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of
any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 16 November 2018

THE COMMON SEAL OF ASHFORD BOROUGH COUNCIL

was affixed to this Order in the presence of -

Solicitor

J Gill

Solicitor

[Signature]



201166

SCHEDULE

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

Reference on map	Description	Situation
T1	Oak	North East Boundary adjacent to Shrubcote
T2	Oak	South East Boundary
T3	Oak	Adjacent to the North West Corner of The Oast House
T4	Oak	Western Boundary of Belgar
T5	Ash	Western Boundary of Belgar
T6	Oak	Western Boundary of Belgar
T7	Field Maple	Western Boundary of Belgar
T8	Oak	Western Boundary of Belgar
T9	Hornbeam	Western Boundary of Belgar
T10	Oak	Western Boundary of Belgar
T11	Field Maple	Western Boundary of Belgar
T12	Beech	Western Boundary of Belgar
T13	Silver Maple	Priory Way to the front of nos. 33 & 34

Trees specified by reference to an area
(within a dotted black line on the map)

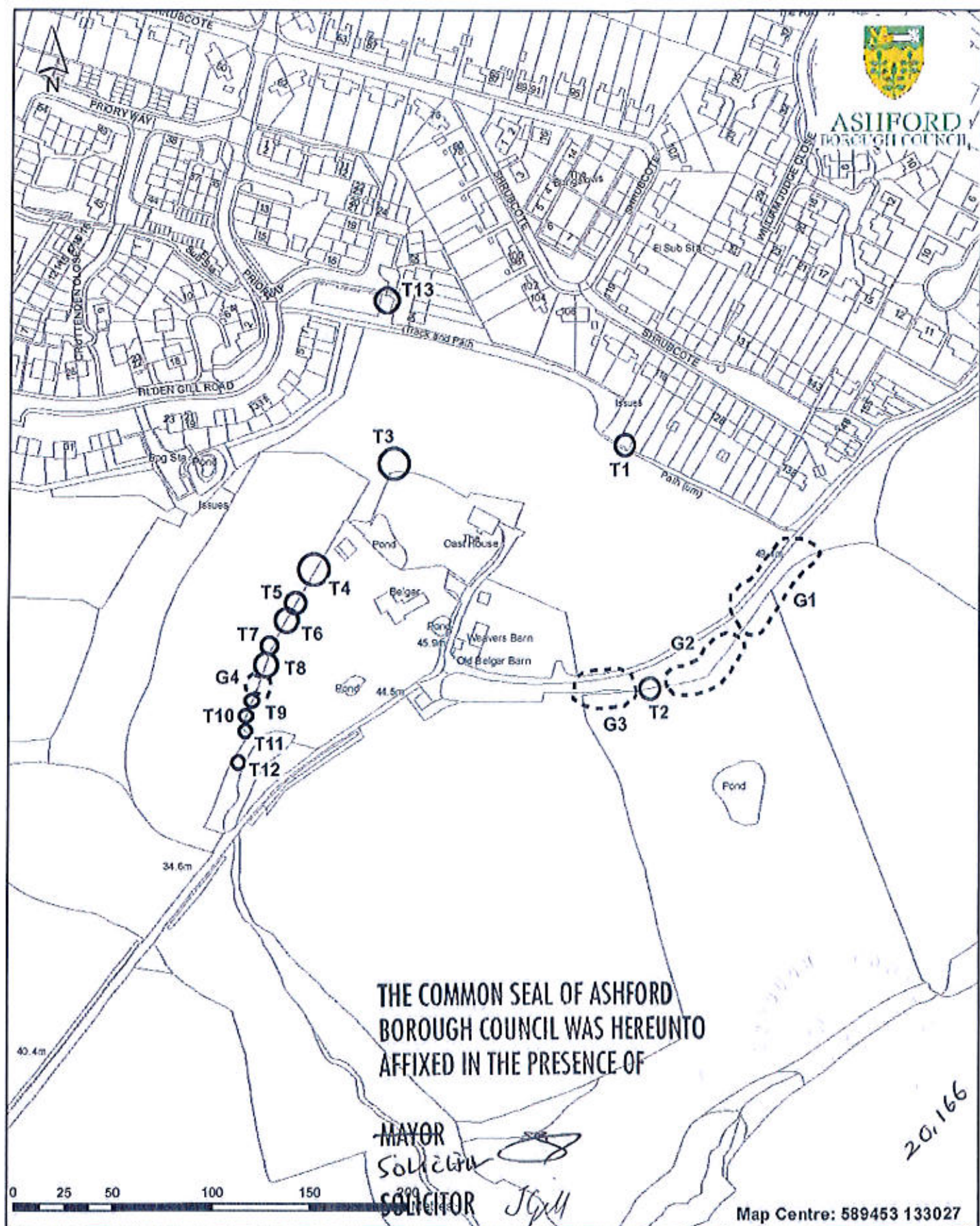
Reference on map	Description	Situation
		None

Groups of trees
(within a broken black line on the map)

Reference on map	Description	Situation
G1	6no. Oak 6no. Field Maple	South Eastern Boundary
G2	6no. Field Maple 6no. Hornbeam 1no. Cherry	South Eastern Boundary
G3	1no. Oak 1no. Turkey Oak 2no. Ash 2no. Field Maple	South Eastern Boundary
G4	5no. Field Maple	Western Boundary of Belgar

Woodlands
(within a continuous black line on the map)

Reference on map	Description	Situation
		None



ASHFORD BOROUGH COUNCIL
TREE PRESERVATION ORDER NO 14, 2018

Land south of Tilden Gill Road, Tenterden

November 2018 Scale: 1:2500

Planning and Development
Civic Centre
Tannery Lane
Ashford
Kent
TN23 1PL

Albert Poole
Limes Land Protection Group

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

17th November 2018

Dear Mr Burgess

Wates letter dated 5th November 2018 regarding Limes Land

Thank you for passing this letter on to the Limes Land Protection Group.

We have studied the contents and we have noted that Wates are prepared to share their detailed findings with the Council. We have prepared a list of documents below which we would like to see before we are able to make further comment on the proposals.

- EPR Ecological Survey Report 2016-18
- The Botanical Assessment/Survey
- Arboricultural Report for trees and hedgerows
- RSK Land & Development Engineering Ltd Report on flooding
- GES (Geo-Environmental Services Ltd) Environmental Report and Soil findings
- Environmental Agency Reports they refer to
- Drainage Reports and the detailed SUDS strategy for Limes Land; Swales, ditches, ponds, flow control, source control etc.
- The evidence from Sports England confirming they are broadly supportive of the Wates proposal
- Copies of correspondence with KCC
- Copies of correspondence with Kent Wildlife Trust

We were also disappointed that the Masterplan supplied is rather less detailed than that attached to the comments on the Main Modifications to the Local Plan September 2018.

Can a fully up to date Masterplan be supplied which also shows all the important features including those that will not be retained, the site lines to St Mildred's Church, the parking areas and the allotments etc

I would be grateful if you can pass this letter to Wates and we look forward to their assistance in this matter.

Yours Sincerely

Albert Poole
On behalf of Limes Land Protection Group