

TENTERDEN TOWN COUNCIL

**PLANNING COMMITTEE
AGENDA ITEM 8**

**11th February 2019
DISCHARGE LIST NO. 008**

APPLICATIONS FOR DISCHARGE OF CONDITIONS.

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

Planning Applications:

- | | |
|-------------------------|--|
| 16/01090/CONA/AS | <u>Land west of Shrubcote and south west of, Appledore Road, Tenterden, Kent.</u>
Discharge of conditions 14, 15 & 16.
PERMIT. |
| 17/01097/CONA/AS | Old Barrack Farm, Reading Street, Tenterden, Kent TN30 7HT.
Discharge of conditions 3.
PERMIT. |
| 18/01198/CONA/AS | <u>Martins Cottage, Smallhythe Road, Tenterden, Kent TN30 7NG.</u>
Discharge of condition 3.
PERMIT. |

TENTERDEN TOWN COUNCIL

**PLANNING COMMITTEE
AGENDA ITEM 9**

**11th February 2019
DECISIONS LIST NO. 575**

DECISIONS OF ASHFORD BOROUGH COUNCIL'S PLANNING COMMITTEE.

The following decisions have been made:

PLANNING APPLICATIONS:

- 16/01090/AM02/AS** **Land west of Shrubcote and south west of, Appledore Road, Tenterden, Kent**
Revision to positions of plots 2 & 3 and changes to fenestration on all plots on planning permission 16/01090/AS (Erection of four detached dwellings, with associated landscaping, provision of new accesses onto Shrubcote Road and Appledore Road with private parking, and provision of a sustainable drainage system, and other ancillary works).
AMENDED PLANS APPROVED.
- 17/01801/AS** **Tenterden Car Wash, Recreation Ground Road.**
Erection of three storey mixed use building with 6 No. flats a retail unit on the ground floor and associated parking.
PERMIT.
- 18/00177/AS** **Garages behind 2 to 8, Beacon Oak Road, Tenterden, Kent**
Demolition of nine garages and erection of single dwelling with associated fencing and landscaping.
REFUSE.
- 18/00902/AS** **The Coach House Clinic, 155A High Street, Tenterden, Kent, TN30 6JS**
Extension and modifications to existing clinic premises and first floor extension to create two bedroom apartment.
PERMIT.
- 18/00980/AS** **East, 35 High Street, Tenterden, Kent, TN30 6BJ**
Erection of 1 no. replacement non-illuminated fascia sign and 1 no. replacement non-illuminated hanging sign with branded signs/lettering (part retrospective).
GRANT CONSENT.
- 18/01104/AS** **Oast House at, Forstal Farm, Appledore Road, Tenterden, Kent**
Change of use of oast from holiday accommodation and food processing area to offices for business use (B1a).
PERMIT.
- 18/01105/AS** **Oast House at, Forstal Farm, Appledore Road, Tenterden, Kent**
Works to facilitate the change of use of oast from holiday accommodation with food processing area to offices for business use (B1a). Installation of downstairs W/C and kitchenette on ground floor using new stud partition walls;

erection of a replacement single storey extension; remove partition walls in single storey extension to provide two new offices; removal of en-suite on second floor and associated partition walls to create larger office space; removal of full length window on east elevation of single storey extension to be replaced by new window and two doors.

GRANT CONSENT.

18/01460/AS

The Old Brewhouse, Appledore Road, Tenterden, Kent, TN30 7DD

Variation to condition 3 on planning permission reference 16/01582/AS to alter the approved plans in relation to fenestration on east elevation.

PERMIT.

18/01469/AS

East, 35 High Street, Tenterden, Kent, TN30 6BJ

Erection of 1 no. replacement non-illuminated fascia sign and 1 no. replacement non-illuminated hanging sign with branded signs/lettering and internal alterations to shop fitting, external re-painting (part retrospective).

GRANT CONSENT.

18/01594/AS

The Pines, Smallhythe Road, Tenterden, Kent, TN30 7LN

Demolition of existing dwelling and erection of 7 residential units, with associated access, parking, landscaping and drainage.

WITHDRAWN BY APPLICANT.

18/01637/AS

Ashburnham House, Ashford Road, St Michaels, Tenterden, Kent, TN30 6SR

Change of Use of part of amenity garden to provide two new semi detached dwellings with outbuildings and amenity facilities.

PERMIT.

18/01689/AS

St Michaels Butchery, Ashford Road, St Michaels, Tenterden, Kent, TN30 6PR

Change of use of former butchery from class A1 (retail) to B1a (office use).

PERMIT.

18/01701/AS

5 Eastwell Meadows, Tenterden, Kent, TN30 6QR

Single storey rear extension.

PERMIT.

18/01705/AS

52 Shrubcote, Tenterden, Kent, TN30 7BP

Conversion of existing integral garage into a living area and removal of internal walls to create an open plan kitchen/dining room and reconfigure other rooms accordingly..

PERMIT.

18/01761/AS

9 West Cross, Tenterden, Kent, TN30 6JR

Remedial roofing repairs. Replacement of valley timber, replacement of lead valley gutter, replacement of tile covering to inner roof pitches, installation of metal hanger

between two primary beams. Repairs required due to water penetration.

GRANT CONSENT.

18/01762/AS

Lower Knockwood Farm, Woodchurch Road, Tenterden, Kent, TN30 7DP

Flat roof infill inbetween gable ends on rear roof slope (revision to roof design on planning permission 18/01224/AS).

PERMIT.

18/01786/AS

Herondon Lodge, Smallhythe Road, Tenterden, Kent, TN30 7LN

Replacement garage.

PERMIT.

TREE APPLICATIONS:

18/00231/TP

10 Kiln Field, Tenterden, Kent, TN30 7BY

Tree A (small Ash): Reduce the height by 4.5 m thin branches and raise the crown by 3 m, Shape tree. Tree B (Willow): Tree in a dangerous condition due to split in trunk. Discuss to remove, coppice, or reduce back to previous cut points. Tree C & D (Hornbeam): Reduce the crown by 5 m (back to previous cut point) and to raise the crown through removal of selected branches 3 m lift, Shape tree. Tree E (Field Maple): Reduce the crown by 3 m height, thin the branches and raise the crown by 3 m by removal of selected branches. Shape tree..

GRANT CONSENT.

18/00259/TP

9 Bishop Crescent, Tenterden, TN30 7BF

3 Oak trees - T1 (1 Oak) and G1 (2 Oaks) - Trim back overhang by 2-2.5 metres covering the crown and lift the lower canopies to 3 metres from ground level.

GRANT CONSENT.

18/00271/TC

Silver Hill Halt, Ingleden Park Road, Tenterden, Kent, TN30 6NS

Small Oak in woodland at end of rear garden: Fell - is diseased..

GRANT CONSENT.

**Planning Committee 11th February 2019
Information Update - Tilden Gill Development Community Meeting 4th February**

Redrow organised a community meeting on the 4th February 2019 to discuss layout changes as a result of the 16th January ABC Planning Committee deferment resolution.

In attendance were Ashford Planning officers Alex Stafford and Roland Mills, Cllr Clokie as an observer from Ashford, Cllr. Crawford and Cllr. Dr. Lovelidge representing Tenterden South Ward, plus a number of residents.

Redrow expressed their disappointment of the 16 January Ashford Planning application deferment and wished to resolve as many of the issues they could whilst still keeping the proposed development viable.

The Ashford resolution passed was: "Deferred for Officers to seek amended plans to be brought back to the Committee in relation to moving Plot 64 and the garage to Plot 63 westwards in order to achieve a wider buffer zone in that part of the site adjacent to the western boundary of Belgar, and for there to be dialogue with the applicant about the relocation of the flats and their impacts."

The following are the salient points from the meeting:

1. Following the 16 January Ashford planning committee, Redrow lodged their Appeal application in the event that the revised application is not permitted. The reason for the Appeal is the non-determination. The probably Appeal date would be around September 2019.
2. Redrow presented two dimensional plans:
 - a. for a wider buffer zone by Belgar Farm and
 - b. the two blocks of flats on the Eastern side of the plot by the AONB have been moved and reduced to 2½ stories.
3. The attendees were asked for their opinion on the design layout. Everybody recognised that significant progress had been made.
4. There was further discussion on the third block of flats by the North West corner adjacent to the Tilden Gill house. It was requested that they be made 2½ stories instead of 3.
5. In addition, the Belgar group highlighted there was still an issue with plot 63 garage and requested the buffer to be extended to the most South Western corner.
6. Redrow said they would take comments away and thanked everybody for attending.
7. Redrow will be submitting a revised set of drawings to Ashford at the earliest opportunity.

Next Steps

Tenterden Planning Committee will be notified by the Deputy Clerk in the normal way when the new application is received for due consideration by the Committee.

**Cllr. John Crawford
5th February 2019**

Planning Committee 11th February 2019

Information Update - Neighbourhood Plan and Supplementary Planning Document

4th February 2019 - Simon Cole Discussion

A meeting was held with Simon Cole, Head of Ashford Planning Policy Unit to discuss the objectives of the Neighbourhood Plan (NP) and the Supplementary Planning Document (SPD).

Present for TTC: Cllrs Carter, Crawford, Mrs Curteis, Nelson & Walder. Town Clerk Phil Burgess

The following are the salient points from the meeting:

1. It was agreed that the scope of the NP and SPD was a political decision to be made by the Tenterden Town Council.
2. Simon explained the hierarchy of the different documents. NP is a statutory plan and holds the highest weight along with the local plan. The NP can introduce new policies, whereas a SPD is adopted by Ashford to supplement existing local plan policies and is material in planning decision making. There is also a significant difference in the constitution, evidential burden, examination and the referendum.
3. NP was introduced to allow communities to shape development in their area. It becomes part of the Local Plan and the policies contained within them are then used in the determination of planning applications. It must support rather than conflict with the existing policies in the Local Plan. Robust evidence must be produced and pass a soundness test for them to become adopted. Rigorous assessment takes place by the LPA and by an independent examiner before it is finally sent to the community for a referendum.
4. SPD purpose is to add further detail and guidance to the policies in the Local Plan for Parishes such as Tenterden. It must support not conflict with the policies in the Local Plan. Though they are not part of the development plan, these documents are considered material when determining planning decisions. Evidence has to be produced to satisfy the LPA for them to be adopted. There is no independent examination, nor do they go to referendum.
5. Simon expected the neighbourhood area designation to be approved by the end of February and he saw no reason why we should not proceed whilst waiting for the official designation.
6. Simon's view supported by Jim Boot that a narrowly defined Neighbourhood Plan is the way to achieve the Green Spaces plan.
7. Cllr Crawford and Walder emphasised the points that there is a considerable community ground swell for a green space NP. Both the community and the council will not be adopting a fortress Tenterden mentality. It is important that community timescale expectations are carefully managed as it was they who requested the NP.
8. The SPD objectives were discussed in some length and Simon will write back to the council advising which topics cannot easily be covered within the SPD. However, he did give some immediate feedback covered below.
9. Simon recommended that the green space section be taken out of the SPD
10. The conservation area topic could be included in Ashford's Conservation Area Designation, Appraisal and Management (CAMP) project. Tenterden could be engaged as an active participant if it so wishes. The purpose is to manage change in a way that conserves and enhances historic areas such as the linear high street. Simon advised that the SPD approach would probably require separate specialist advice and that a separate, bespoke meeting should take place to address its contents and approach.
11. The revitalisation of the high street would probably consist of a number of projects and would require different levels of funding. It was stated that Cllr Graham Galpin recommended we join Ashford in applying for funding from central government. The list of projects would fit neatly

into the SPD or could be kept separate. The conservation element, (as set out in the SPD), has a crucial role in the work currently being done in relation to the High Street and the best outcome would result from use of the CAMP project as this would enable a proper review.

12. Traffic flow management needs a lot of further work, in particular with KCC and maybe this should be treated as a separate project. The issue with buses turning around at the Vine was understood, but one of the alternates is to give the problem to the bus companies and ask them to move the termination point. If funding is required, the bus company could approach central government. Until the outcome is agreed it is difficult to ascertain if this should be included in the NP.
13. Though the development criteria is extra detail to the local plan HOU3A and HOU5, Simon will read in detail and advise what can and cannot be included within the SPD. Some aspects may only be covered by a NP.
14. Simon advised we should continue with the single green space topic NP and if necessary:
 - a. extend the NP scope at a later date once the deliberations of above are concluded, or
 - b. once the NP is complete, update with additional topics so it becomes a two phased approach

Conclusion

Until we receive written feedback from Simon with his views on the above, there is no point as of today considering the merits of extending the NP scope as there are too many moving parts. Once we have clarification, we may decide to discuss the merits of extending the scope or have a two phase approach in developing the NP.

Development Directorate

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



ASHFORD
 BOROUGH COUNCIL

Civic Centre
 Tannery Lane
 Ashford
 Kent TN23 1PL
 (01233) 331111
 Typetalk (01233) 330744
 www.ashford.gov.uk
 DX 151140 Ashford (Kent) 7

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

Our Ref: TPO/19/00002
 Your Ref:
 Date: 01 February 2019

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 2 2019
St Michaels and All Angels Parish Church, Ashford Road, St Michaels, Tenterden, Kent.
TN30 6PU

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

T1	Scots Pine
T2	Scots Pine
T3	Yew
T4	Yew
T5	Scots Pine
T6	Scots Pine
T7	Scots Pine
T8	Yew
T9	Yew
T10	Yew
T11	Scots Pine
T12	Scots Pine
T13	Scots Pine
T14	Yew
T15	Yew
T16	Lawson Cypress
T17	Lawson Cypress
T18	Poplar
T19	Ash
T20	Scots Pine
T21	Oak
T22	Oak
T23	Oak
T24	Yew

T25	Bishop Pine
T26	Bishop Pine
T27	Yew
G1	6no. Hazel
G2	5no. Service Tree
G3	5no. Service Tree

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 2 2019

**St Michaels and All Angels Parish Church, Ashford Road, St Michaels, Tenterden, Kent.
TN30 6PU**

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 2 2019 - St Michaels and All Angels Parish Church, Ashford Road, St Michaels, Tenterden, Kent. TN30 6PU

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 01 February 2019

THE COMMON SEAL OF ASHFORD BOROUGH COUNCIL

was affixed to this Order in the presence of -

Solicitor



Solicitor



20,235

SCHEDULE

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

Reference on map	Description	Situation
T1	Scots Pine	Western boundary of the churchyard
T2	Scots Pine	Western boundary of the churchyard
T3	Yew	Western side of the churchyard
T4	Yew	Western side of the churchyard
T5	Scots Pine	Western boundary of the churchyard
T6	Scots Pine	Western boundary of the churchyard
T7	Scots Pine	Western boundary of the churchyard
T8	Yew	Western side of the churchyard
T9	Yew	Western side of the churchyard
T10	Yew	Western side of the churchyard

T11	Scots Pine	Western boundary of the churchyard
T12	Scots Pine	Western boundary of the churchyard
T13	Scots Pine	Western boundary of the churchyard
T14	Yew	Western side of the churchyard
T15	Yew	Western side of the churchyard
T16	Lawson Cypress	Central area of the churchyard
T17	Lawson Cypress	Central area of the churchyard
T18	Poplar	Western boundary of the churchyard
T19	Ash	Southern side of the churchyard
T20	Scots Pine	Southern side of the churchyard
T21	Oak	Southern boundary of the churchyard
T22	Oak	Southern boundary of the churchyard
T23	Oak	Southern boundary of the

churchyard

T24	Yew	Southern side of the churchyard
T25	Bishop Pine	Central area of the churchyard
T26	Bishop Pine	Central area of the churchyard
T27	Yew	Northern Boundary of the churchyard

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

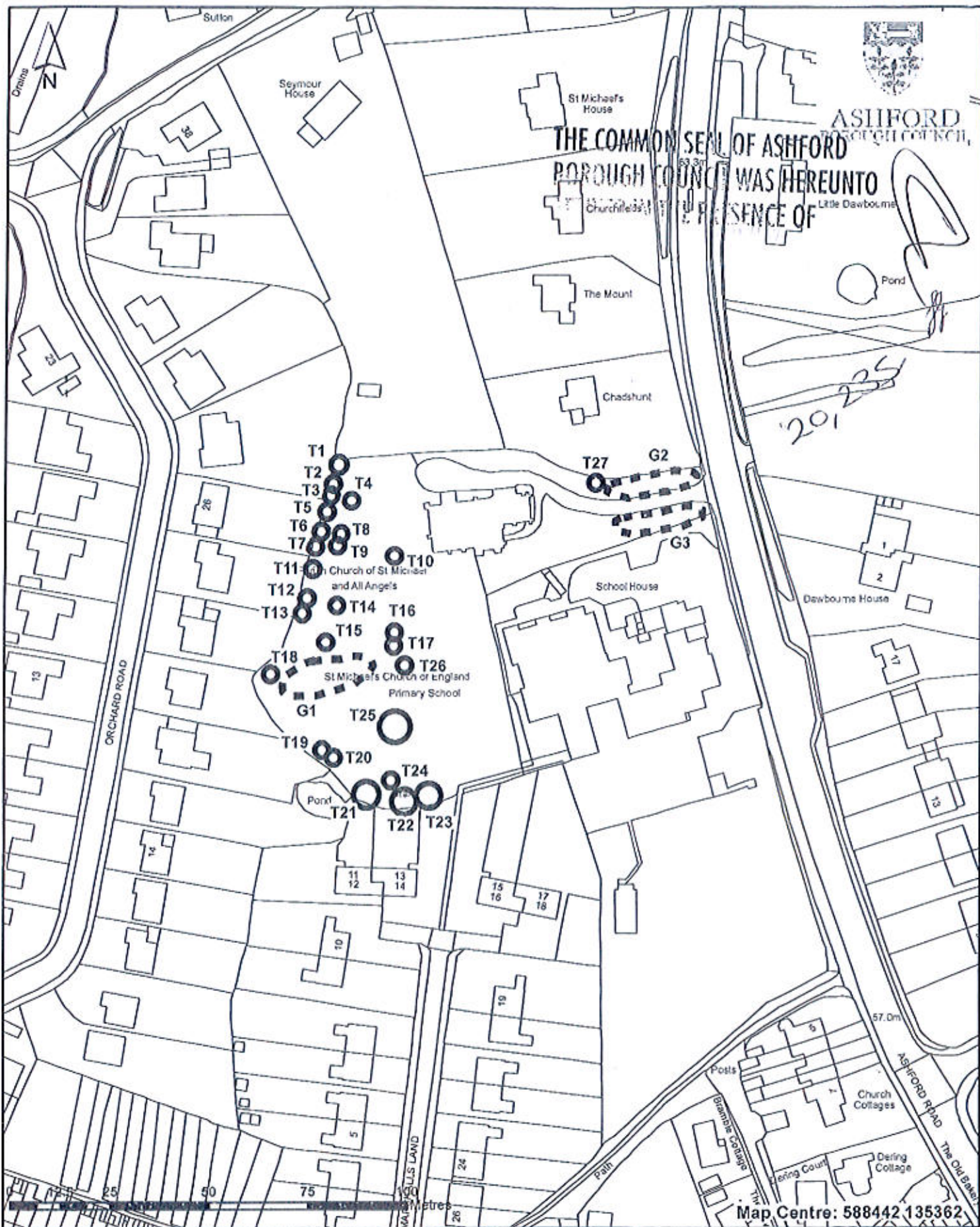
G1	6no. Hazel	Central area of the churchyard
G2	5no. Service Tree	North East entrance
G3	5no. Service Tree	North East entrance

Woodlands
(within a continuous black line on the map)

**Reference on
map**

Description

Situation



ASHFORD BOROUGH COUNCIL
TREE PRESERVATION ORDER NO 2, 2019
St Michaels and All Angels Parish Church, Ashford Road,
St Michaels, Tenterden, Kent. TN30 6PU

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

Ref: RD/11.01.19

11 January 2019

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

Wates House
Station Approach
Leatherhead
Surrey
KT22 7SW

T: 01372 861000

Dear Mr Burgess

Limes Land Protection Group Letter dated 17 November 2018

Thank you for passing on the letter from the Limes Land Protection Group (LLPG).

As outlined in the previous letter, Wates is keen to work with and engage with key stakeholders.

We note the LLPG has requested to see a range of reports prior to making further comments on the proposals, and Wates is happy to share their findings. Some of these reports are a work in progress and therefore we can share this information when available.

The team is happy to share further technical information and would welcome the opportunity of a meeting. We would ensure that specialist technical consultants could also attend to answer any specific queries on ecology, drainage, arboriculture, highways and landscape etc.

As requested, please find the latest masterplan enclosed which was submitted to the Ashford Main Modifications Consultation. There was also a request to identify features which are not retained, site lines to St Mildred's Church, the parking areas and allotments, which are discussed below.

Features have been retained as much as possible and as summarised in detail in the previous letter the proposal will deliver an overall net gain in biodiversity.

The site lines to St Mildred's church are an important asset to the land and we are currently working on a Landscape and Visual Impact Assessment (LVIA), in consultation with Ashford Borough Council which we can share when available.

The proposed parking area is annotated on the masterplan enclosed and there are currently no allotments proposed as a need has not been identified locally. If, through the consultation process this was highlighted as a local need then we could look to provide allotments as part of a future planning application.



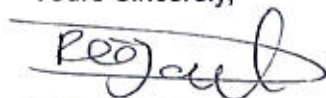
Wates Developments Limited
Registered number: 00441484
Registered office: Wates House
Station Approach, Leatherhead,
Surrey, KT22 7SW

wates.co.uk

The LLPG have also requested copies of correspondence with KCC, Kent Wildlife Trust and Sport England. We would need to gain agreement from these parties in order to release this information and would be happy to do this in advance of any meeting. We will be working closely with all key stakeholders as the plans progress to ensure any future application is compliant, technically sound and high quality.

We look forward to hearing whether a meeting would assist in addressing any further technical queries the LLPG may have.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Rio Jane Daniel', with a stylized flourish at the end.

RIO JANE DANIEL
Land and Planning Manager
Wates Developments
E: rio.daniel@wates.co.uk
T: 01372 861107
M: 07523 044001

