

APPLICATIONS FOR DISCHARGE OF CONDITIONS.

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

Planning Applications:

- | | |
|-------------------------|---|
| 17/01087/CONA/AS | <u>Webbs Ironmongery Stores Ltd, 51 High Street.</u>
Discharge of condition 4.
PERMIT. |
| 17/01633/CONC/AS | <u>Land rear of Roundstone, Six Fields Path.</u>
Discharge of conditions: 4 & 9.
PERMIT. |
| 17/01770/CONA/AS | <u>Homewood School and Sixth Form Centre, Ashford Road.</u>
Discharge of condition 3.
PERMIT. |
| 17/01893/CONA/AS | <u>Haffenden Farm, Bugglesden Road.</u>
Discharge of conditions 2, 3, 4, 6.
Permit. |
| 16/01090/CONB/AS | <u>Land west of Shrubcote and south west of, Appledore Road.</u>
Discharge of conditions 18 & 19.
PERMIT. |
| 17/01346/CONA/AS | <u>Tanyard Oast, Plummer Lane.</u>
Discharge condition 2.
PERMIT. |

DECISIONS OF ASHFORD BOROUGH COUNCIL'S PLANNING COMMITTEE.

The following decisions have been made:

PLANNING APPLICATIONS:

- | | |
|--------------------|---|
| 18/01077/AS | <u>93 High Street.</u>
Replacement of conservatory with sun room, insertion of 2no. conservation roof lights.
PERMIT. |
| 18/01078/AS | <u>93 High Street.</u>
Replacement of conservatory with sun room, including widening of opening to kitchen behind, replacement of kitchen side door with window, alteration of internal layout to second floor, including insertion of 2no. conservation roof lights.
PERMIT. |
| 18/01110/AS | <u>17 Henley Fields.</u>
Proposed two storey side extension.
PERMIT. |
| 18/01154/AS | <u>26 Homewood Road.</u>
Conversion of, and extension to, garage to annexe accommodation.
PERMIT. |
| 18/01193/AS | <u>Part of Recreation Ground land opposite The Surgery Ivy Court, Recreation Ground Road.</u>
The temporary siting of portable building for an 18-month period from December 2018 to allow the alteration and extension of the GP surgery opposite.
PERMIT – TEMPORARY. |
| 18/01198/AS | <u>Martins Cottage, Smallhythe Road.</u>
Strip first floor Kent clay peg tile hangings to Northern and Eastern Elevations. Inspect and repair any defective studs. Infill between rafters with Sheep's wool insulation. Re-felt and batten elevations. Re-tile elevations with good existing tiles supplemented with where necessary new clay peg tiles.
GRANT CONSENT. |
| 18/01224/AS | <u>Lower Knockwood Farm, Woodchurch Road.</u>
Demolition of existing outbuilding. Single storey rear extension with proposed porch, first floor rear extension, loft conversion, change of roof materials and insertion of velux windows and solar panels on roof.
PERMIT. |
| 18/01240/AS | <u>4 Admirals Walk.</u>
Conversion of double garage to kitchen.
PERMIT. |

18/01278/AS

8 Springfield Avenue.

Conversion of garage to habitable, ancillary accommodation with addition of rear conservatory.

PERMIT.

18/01295/AS

45 Colonel Stephens Way.

Demolition of conservatory and proposed two storey rear extension; new first floor side window.

PERMIT.

18/01321/AS

Judges Bakery, 37 High Street.

Replacement of soft wood 60's/70's patio door/window with hardwood frame painted white and double-glazed safety glass.

GRANT CONSENT.

18/01326/AS

3 Bennetts Mews.

Installation of wood burner flue on principal elevation roof.

PERMIT.

18/01351/AS

Long Mead, Ashford Road.

Lawful development certificate - existing - use of the garden land to car park with hardstanding for adjoining Hotel for a continuous period exceeding 10 years.

EXISTING USE/DEVELOPMENT IS LAWFUL.

TREE APPLICATIONS:

18/00147/TP

Woodland next to Townland, Six Fields Path.

Ash Tree - (Tree 43 on Tree Protection Plan Ref 9254/02) - to reduce to 5 metre stem monolith, leaving 1m branch stubs evenly distributed throughout the main stem.

GRANT CONSENT.

18/00174/TP

Land between 24 to 36, Rogersmead.

T1, 2, 3, 4 & 5 - Betula Jacquemontii. Approx height 13m. To reduce the trees in height by 6m and to reduce the sides by 2m.

GRANT CONSENT.

18/00186/TP

14 Kiln Field.

Reduce Lombardy Poplar (T1) to a height of 14 metres as tree is overgrown and in danger of damage by winter weather.

GRANT CONSENT.

18/00189/TP

18 Grange Crescent.

Remove Tree T2 (Oak) and TG1 (Ash) The trees are considered to be responsible for root induced clay shrinkage subsidence damage to the subject property. Investigations into the damage have been conducted and information/evidence obtained.

GRANT CONSENT.

18/00198/TC

1 Pittlesden Place. T1: Mountain Ash: To fell. Reason: One side of the tree is completely dead. One side of the trunk is also dead and diseased. The owner intends to replant with a 2M high Sorbus.

RAISE NO OBJECTION.

18/00223/TC

2 Penderel Mews. T1 Ash – Dead, fell tree as soon as possible as limbs are falling off.

GRANT CONSENT.

5th November, 2018.


Cranbrook Road,
Tenterden,
Kent.
TN30 6UP


Chairman,
Planning Committee
Tenterden Town Council,
Town Hall,
Tenterden.

Dear Sir,

**Application for Certificate of Lawful Development,
Mongers Mead, Rolvenden Road, Tenterden. TN30 6UD
Application No 18/01492/AS**

We wish to make comment on the placing of a mobile home as proposed in the above application.

We draw to your attention the emerging Local Plan to 2030 which has a general section regarding Residential Extensions and Standalone Annexes, which we see as pertinent to this application and in particular HOU9.

Although the application stresses the importance of close proximity of the mobile home to the main dwelling i.e. ancillary to it, it is proposed that it is sited at the furthest distance from it. Having also stated that the main dwelling is to be the focus of daily living it could be seen as daunting for its occupants to have to negotiate this distance between it and the mobile home to achieve a night's rest.

We are aware of another development of this nature in the Borough, subject of an Enforcement Notice yet to be determined by the Planning Inspectorate and which has previously been refused at the Planning Application stage (ref: 15/01048/AS) where the distance from the main residence has been deemed too great.

In the case of the application above we believe this is also the case and there are other areas within the curtilage of Mongers Mead closer to the main residence where the proposed mobile home could be more appropriately sited.

We ask the committee to have cognisance of the above when making its recommendation to Ashford Borough Council.

Yours faithfully,

B. Martin. 

TENTERDEN TOWN COUNCIL

The Town and Hundred of Tenterden



A Corporate Member of the Cinque Ports

Mr B Martin,

~~XXXXXXXXXX~~
Cranbrook Rd

Tenterden

TN30 6UP

5th November 2018

Dear Mr Martin,

Certificate of Lawful Development 18/01492/AS

Many thanks for your recent letter. The Town Council is not consulted on applications for the above certificates. They are, in effect, a legitimisation of those applications which do not require planning permission.

If the Planning Authority (Ashford Borough Council) deems planning permission necessary, they will notify the applicant and we would therefore be notified as a statutory consultee. This is, however, a very rare occurrence.

I would advise you to address your concerns to Ashford Borough Council Planning direct through their website where you will be able to enter comments.

Your comments will, however, be brought to the attention of the planning committee with the agenda for the 12th November.

Yours faithfully

Phil Burgess
Town Clerk

*ps I have enclosed a copy of your
original letter for reference*

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

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Telephone: 01580 762271 • Fax: 01580 765647



Ref: RD/5.11.18

5 November 2018

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 August

I am writing in response to the letter received from the Limes Land Protection Group (LLPG) dated the 17 August, which was an analysis of Wates' leaflet on the proposals for Land North of Appledore Road. We would like to take this opportunity to respond in full to the various points raised in the letter and offer the opportunity to discuss these in more detail with the LLPG should they be happy to meet.

For background, the purpose of the Wates flyer was to ensure the community and key stakeholders were kept up to speed about Wates' proposals and promotion of the site moving forward. Wates is a privately owned construction and development business, employing over 4,000 people across the UK. The Wates' family, now operating under the 4th generation are committed to creating sustainable communities in the long-term. The team work closely with communities, Local Authorities and key stakeholders to ensure people have the opportunity of shaping proposals where there is a need to bring forward new homes.

Wates believes the land at Appledore Road is a sustainable location for new homes, including affordable, and that our evolving scheme has a lot to offer the community.

We have considered the LLPG letter in great detail and have tried to summarise the key issues raised and respond to each point individually. A team of planning and technical experts have also provided input which has been based on a suite of surveys undertaken on the land. The response is divided into the following categories; planning context; biodiversity; flooding; housing; sports provision; Country Park; and why Tenterden.

Planning Context

In neither our letter to the Council, nor our leaflet, have Wates suggested that the site between Appledore and Woodchurch roads should be allocated in the Local Plan. We acknowledge that Ashford Borough Council (ABC) have since confirmed they don't intend to



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wates.co.uk

allocate any more land for housing however we do believe that the site in Tenterden has real planning merit, offering a sustainable site for much needed low-density housing, together with addressing an identified shortage of sports pitches and access to green space.

Biodiversity

The LLPG comments are based around the land supporting a rich eco-system, having agricultural land value and being nature friendly grazing land.

With regards to agricultural land, an independent review of the reports has been carried out by Reading Agricultural Consultants who are experts in assessing the grading of land and work for a wide range of clients, including Local Authorities. Their review of the "Agricultural Land Classification Report – Site 53 Appledore Road" (Farming and Rural Conservation Agency, 1997) concludes that grade 2 agricultural land is avoided altogether by the proposed development and about two-thirds of the land proposed for development is classified as Subgrade 3b, which is not the best and most versatile land, and one-third as Subgrade 3a. The "Provisional Agricultural Land Classification survey of London and the South East" (Natural England, 2010) (1:250,000), show Tenterden surrounded by Grade 3 land and therefore current developments in Tenterden are likely to involve a similar mix of land.

With regards to ecology and biodiversity, an expert in ecology, EPR was instructed by Wates to carry out a wide range of ecology surveys between 2016 and 2018 and we are happy to share our detailed findings with you. The botanical assessment highlighted that the existing grasslands across the site have a diminished floral diversity possibly due to the long history of grazing. The protected species surveys found a small population of Great Crested Newt, a population of reptiles, an assemblage of common bats, and an assemblage of common birds/widespread species.

The data from these surveys has been used to inform the retention and protection of important biodiversity features where ever possible via sensitive design that includes a green infrastructure network within the developed area and a natural country park. Accepted industry standard mitigation measures will be used to ensure that wildlife is protected from harm during the construction process. Where important features cannot be retained, additional new habitats will be created within the green infrastructure and Country Park in the form of ponds, woodland, hedgerows and species-rich wildflower meadow grassland, for the benefit of wildlife. Development proposals affecting Great Crested Newt require special licensing from Natural England and the development process is strictly governed to ensure the Great Crested Newts are protected in a suitable and sensitive way.

Discussions have also been held with the Kent County Council ecologists and Kent Wildlife Trust, and their comments have been used to inform the proposed indicative masterplan. Overall the proposal will deliver a net gain in biodiversity, achieved through sensitive design and incorporation of robust mitigation and compensation measures, with opportunities to deliver biodiversity enhancements on site.

Flooding

With regards to Flooding, the site is located within Flood Zone 1 which is the lowest possible risk of flooding due to sea or river flooding, as outlined by the Environment Agency. The LLPG has raised concerns with surface water flooding and Wates have a consultant instructed to advise on such matters, RSK Land & Development Engineering Ltd, who are experts in this field. They have reviewed the Environment Agency Long Term Flood Risk Map which shows evidence of surface water flooding in the vicinity of numbers 11-45 Appledore Road. This area of surface water flooding correlates to the existing ground level low point in Appledore Road where surface water from the ordinary watercourses connects

to the existing Southern Water Services public surface water sewer located within the curtilage of 13 Appledore Road.

At this time the existing ditches and surface water outfall from the development site in this area are known to be in a poor state of repair and have obviously not been subject to any maintenance by the water authority for a significant period. It is very likely that this fact has led to an increase in the instances and severity of surface water flooding in this area which we have found is a common problem that can be easily solved by better maintenance of ditches. The proposed surface water drainage strategy for the development site will take significant steps to reduce the risk, instances and severity of all downstream flooding by introducing various methods within the future surface water drainage scheme. These methods include flow controls, source control, improvements to existing drainage features, construction of new drainage features, and future maintenance of existing and proposed drainage assets. We would be happy to share further details on these methods if requested or could arrange a meeting with the LLPG, Wates and RSK to discuss the matter in more detail.

Housing (Mix, Density and Affordability)

The LLPG response outlines that there is no clear cut definition of affordability, no details of the likely cost of these homes, and that the housing density figure given is misleading.

The emerging plan requires 40% affordable housing in the rural area, which includes Tenterden. The Wates proposals are for a maximum of 250 new homes, therefore approximately 100 would be affordable homes to be delivered. Affordable dwellings are properties that are split between Affordable/Social Rented homes and Affordable Home Ownership homes. Affordable rent is where the rent is charged up to 80% of local market rent levels and Social rent is where rent is charged up to 60% of the local market rent. Shared ownership is a form of affordable home ownership which involves part owning, part renting a property. It's designed to help people who can't afford to buy a home at full market value and allows them to buy a share of a property (usually 25%–75%) and pay rent on the part they don't own.

Within the housing element of the proposed scheme, there is a bias towards 2 and 3 bedroom homes, in accordance with ABCs Strategic Housing Market Assessment, thus accommodating those wanting to move onto the property ladder and those downsizing. In terms of size, the homes will be in line with ABC emerging residential space standards.

The figure of 10.3 homes per hectare was based on the gross area of the site to demonstrate the significant amount of public open space and sports provision that this scheme can deliver – over two thirds. As requested, the density of the site excluding the land to the east of the PRoW is 18 dwellings per hectare, therefore still demonstrating the amount of public open space within this area as well. Please see a plan enclosed which identifies the different land use areas.

Sports Provision

The LLPG argue that the need for football pitches has abated with the closure of Tenterden Tigers, the provision of the new 3G pitch at Homewood School and potential other sites in town. They also questioned the future maintenance of the facilities.

There is evidence from both ABC and Tenterden Town Council (TTC) that there is a need. The "TTC Sports Review" (April 2014) identified key issues which consisted of; the need for a new clubhouse and home ground for Tenterden Tigers; the need for a new 3G pitch; drainage issues at all the natural turf pitch sites; the need to refurbish/renew the clubhouse

used by the senior team and aspirations for Tenterden Town FC to progress in the FA football pyramid. We are aware that a lack of facilities/home for the club was a key factor in the Tenterden Tigers folding. The ABC "Draft Playing Pitch Strategy" (May 2017) is perhaps of more relevance as it is both more up to date and also follows the standards set out by Sport England in their document "Playing Pitch Strategy Guidance" (October 2013). It covers the period to 2020. ABC state that the strategic priorities for Football in Tenterden are a new club house to support teams in Tenterden; a new 3G pitch at Homewood School; and additional junior capacity to be provided on the 3G pitch and additional grass pitches. The PPS suggests the Homewood School playing fields at Appledore Rd as the location.

We understand that there might also be other potential sites being considered. Wates believe that the land north of Appledore Road provides the most sustainable, well connected, non-environmentally sensitive location in Tenterden for the sports pitches and hub to be located, which can be delivered without the need for Football funding. Sport England has also been consulted on the proposals and has confirmed that the pitches and changing facilities meet their requirements and they are broadly supportive, we are happy to share this correspondence if required.

In response to the management of the sports facilities, not only can they be delivered at the cost of the developer, but a commuted sum would be paid through the Section 106 Agreement for the future maintenance of the facilities, therefore securing the facility in the long-term. There are options in terms of the long term management as the land and buildings could be transferred over to the TTC if they wanted to own or lease it and then charge rents for the use by others. Alternatively a local club could take on the facilities as a new home ground, for example if Tenterden Tigers were to reform.

Country Park and Landscape

LLPG highlight concerns that there is no need for a Country Park in Tenterden and that the land is accessible to residents via the Public Right of Way (PRoW). They also raise concerns of who would pay and maintain the future of the park in the long-term.

The need for public open space has been identified by ABC within their 'Open Space Strategy' (October 2017) which concludes that there is a real issue relating to the quality of access to informal and natural green space even in rural areas.

At present, the land provides a single public footpath, which crosses the eastern part of the site only. The remainder of the land is private, rented by a tenant farmer for grazing and should not be in use by the public.

The area which is proposed as Country Park, totalling 8.57 ha, is located in the east of the site and includes the high point of the site and the east facing slopes which juxtapose the High Weald AONB and have panoramic views over it. This is the area of the site with greatest landscape and visual sensitivity and provides a setting for the AONB. It also provides glimpsed views to St Mildred's Church, an important asset to the site which has been incorporated into the design. Views from key points will be retained. The additional access to the public open space may also open up further views to the Church.

The proposed Country Park will contain an interlinked open space network, based around retained and enhanced natural features, will consist of wildflower meadows, orchards, small areas of woodland, tree belts, native hedgerows, ponds, wetlands and water courses, which will be managed using traditional methods to improve habitat for wildlife, and enhance amenity and educational opportunities. The site will provide a comprehensive network of footpaths and a new access on Appledore Road closer to the High Street and dedicated car parking. The opportunity to create such an asset for the community is above and beyond the

current PROW facility across the site and would create high quality recreational and educational benefits.

With regards to the soil tests that were undertaken within the proposed Country Park land; these were to check for contaminated land. The intrusive ground investigation works were undertaken on 4th – 8th September 2017 by Geo-Environmental Services Limited who is a ground conditions specialist. Soil samples were tested for geotechnical analysis and no potentially contaminative activities were identified. Even where the land is outside the proposed development areas it can, if it contains contaminants, cause leaching, therefore in order to meet standard good practice and being a responsible developer, the whole site was investigated but only one third is proposed for development

In response to the points on funding and management, Wates have previous experience in delivering similar spaces successfully. For example at Scaynes Hill, Lindfield, the S106 required the transfer of the proposed country park (of 9.54ha) to the charity 'The Land Trust' together with a substantial endowment (£495,000) for it to manage the park in perpetuity. The Land Trust also received an annual service charge from the owners of the new homes, said charge being subsidised by Wates as far as the affordable units were concerned so as not to add to the burden on the affordable occupier. Alternatively the land could be offered to TTC if they were amenable.

Why Tenterden

There was some concern raised by the LLPG that Wates did not acknowledge all of the new build development coming forward in Tenterden, that more development would be completely unsustainable and queried who would bear the impact of the additional 250 homes on the town's infrastructure and traffic. The LLPG highlight that the population figures did not concur with the Lichfield Report.

Tilden Gill was not referred to as it is an existing commitment within ABCs housing numbers, whereas Tent1A and Tent1B are allocations and was specifically discussed in the flyer. This was not done intentionally to mislead anyone. Table 2.1 of the Lichfield report, indicates that Tenterden is circa one-tenth the population of Ashford. Para 3.30.1 of the Ashford LP states: *'Although only about one-tenth the size of Ashford, Tenterden is the second largest settlement in the borough and it's only other town'.*

ABC's spatial vision for the Borough and reference to Tenterden as a sustainable location is clear as set out at para 3.5/3.9 of the Local Plan, which states that *"Tenterden will continue to serve the south western part of the Borough as a principle rural service centre with a strong offer of shops and services, conserving and enhancing its historic centre and accommodating development of a suitable scale, design and character".*

Lichfield's figures outline that the town has seen little growth over the past 14 years and that even taking into account what is planned the town's population as a percentage of the borough is falling and that this has implications for the continued vitality and viability of the town. The more people, the more footfalls and the more money spent locally. Having a diverse population means a diverse shopping offer and a more attractive town. As an example, to get back to 7.7% (Tenterden's % of the Borough's population in 2002) it would need to provide for 1,200 dwellings by 2030, not 635 as currently proposed¹.

Lichfield's report also identifies that across all types of dwellings average house prices in Tenterden are consistently more expensive than average house prices across Ashford District, with house prices in Tenterden being on average 32% higher than the district

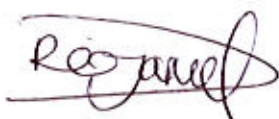
¹ 100 at Tilden Gill, 250 on Tent 1A, 225 at Tent 1B and 60 at Pope House Farm

average (as at 2017); that they have risen faster in the short term and since the recession. All of which affects affordability and suggests a pent up demand from lack of supply.

In response to the impact of the development on local infrastructure, Section 106 contributions provided by the developer ensure that new developments provide the required services, infrastructure and amenities to serve new and existing communities. These contributions helps towards improvements such as upgrading the local highway network, funds towards local doctor's surgeries, funds towards increasing capacity at local schools, money towards community facilities or youth services, money towards sports pitches or play areas, maintenance of local infrastructure etc.

In Summary, the Wates team do hope this letter has provided the Council with clarity regarding some of the concerns LLPG raise following the flyer issued in July. The team will be continuing to engage with the community and key stakeholders moving forward in order to evolve any further proposal on the site and we would indeed welcome the opportunity to discuss any of the above points in more detail or provide any further clarity if required.

Yours Sincerely,



RIO JANE DANIEL
Land and Planning Manager
Wates Developments
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Site area 26.53 ha

KEY

- Development Potential
- Open Green Space
- Greenery Plant
- Special Features including sports pavilion and adult and junior tennis pitches
- Notes of Play
- Road Corridor



Project Information

Project Name: Rummey design

Project Location: Rummey, Kent

Project Status: Planning Application

Project Date: 10/10/2018

Project Area: 26.53 ha

Project Contact: Rummey design

Project Address: Rummey design, Rummey, Kent, TN11 8AA

Project Phone: 01892 811111

Project Email: info@rummeydesign.co.uk

Project Website: www.rummeydesign.co.uk

Project Description: Rummey design is a leading landscape architecture and planning consultancy. We are currently working on a range of projects across the UK, including residential, commercial and public sector. Our team of experienced professionals are dedicated to providing high-quality, innovative and sustainable solutions for our clients.