

TENTERDEN TOWN COUNCIL

**PLANNING COMMITTEE
AGENDA ITEM 8**

**2nd September 2019
DISCHARGE LIST NO. 014**

APPLICATIONS FOR DISCHARGE OF CONDITIONS.

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

Planning Applications:

- 16/00150/CONA/AS** **Ingleden Park Riding Centre, Swain Road**
Discharge of conditions: 1, 3, 4, 7, 10, 11, 12 & 14 for
application 16/00150/AS
PERMIT.
- 17/00419/CONA/AS** **Collina House Hotel, 5 East Hill**
Discharge conditions 2, 3, 5 & 10
PERMIT.
- 18/01103/CONB/AS** **Land adjoining 16 Bells Lane accessed from, Jacksons Lane**
Discharge of conditions: 3 & 4
PERMIT.
- 19/00160/CONA/AS** **The Flat, 11 Grange Road**
Discharge of conditions: 4 & 5
PERMIT.

TENTERDEN TOWN COUNCIL

**PLANNING COMMITTEE
AGENDA ITEM 9**

**2nd September 2019
DECISIONS LIST NO. 582**

DECISIONS OF ASHFORD BOROUGH COUNCIL'S PLANNING COMMITTEE.

The following decisions have been made:

PLANNING APPLICATIONS:

- 17/01462/AMND/AS 45 Wayside Avenue**
Revision to the omission of the side extension and reduction in the size of the rear extension on planning permission 17/01462/AS (Erection of a single storey flat roofed extension to the side and rear elevations, and roof conversion involving increase in roof height to existing side structure).
AMENDED PLANS APPROVED.
- 19/00551/AS 1066 Archery Club, Pickhill Farm, Smallhythe Road**
Retrospective change of use of land and construction of poly tunnel for use as an indoor archery range.
PERMIT.
- 19/00600/AS Green Hedges, Beacon Oak Road**
Redevelopment of site to 4No. new residential dwellings with associated amenity curtilage and carparking, including demolition of existing structures and buildings.
PERMIT.
- 19/00934/AS 4 Knockwood Road**
Erection of a rear extension, an extension to garage and conversion to bedroom involving a new pitched roof and a new detached garage.
PERMIT.
- 19/00949/AS 1 Nassim Cottages, Grange Road**
Erection of entrance porch and two dormer windows to front and rear.
PERMIT.
- 19/00955/AS Prior Cottage, 17A Silver Hill**
Erection of a garden storage shed
PERMIT.
- 19/01047/AS 15 Beacon Walk**
Installation of dormer window to front elevation
PERMIT.

TREE APPLICATIONS:

19/00124/TP

Mill Farm House, Mill Lane

Cypress (T27) - remove low branch blocking access to garage. Prune vertical branches by approximately 3 metres to reduce weight on leaning stem.

GRANT CONSENT.

19/00127/TC

2 Stace Close

Holly bushes / trees that have grown as a group. Approx 20 feet high, crown of 10 feet, to be taken down to 1 foot around ground level to allow other vegetation and trees to grow.

RAISE NO OBJECTION.

Tenterden Town Council

Neighbourhood Plan Steering Committee

Meeting 30th July 2019

Present:

Cllr Jean Curteis [part]
Cllr Kate Walder
Irene Dibben
Joseph Franklin
Richard Masefield
Sue Quinton
Graham Smith
Helen Whitehead

Apologies

Cllr John Crawford
Barrie Arch
Adam Cooper
Siggi Nepp
Stephen Sidebottom

1 Minutes of the Meeting 25 June 2019 were accepted.

2 Matters Arising: The Committee agreed that the documents presented by John were helpful. The Committee supported the liaison with Gravity Global and were grateful for their offer of help with the visual presentation of the Plan, virtually gratis. The issue on safe/fireproof storage of NP data remains outstanding

ACTION: Resolve the issue on safe storage. Irene to forward to Joseph the TC Code of Conduct for signing.

3 Resignation of Adam Cooper

The Committee regretted the resignation of Adam Cooper whilst fully understanding its necessity. They thanked him warmly for his contribution; in particular for the Communications & Public Engagement strategy document he has recently submitted.

4 Cllr Walder report on 2 local developments

Kate reported on the recent Court of Appeal Gladman case concerning the interpretation of Local Plan policies and according them a higher statutory status. The Committee considered that this decision could be helpful. Kate also reported on ABC's TPO protection of a significant acreage of woodland in Newenden. This was considered relevant to perceived threats to trees in potentially designated green spaces. Kate to study the TPO and report further.

5 Structure of NP Report

To stimulate debate on the subject, Richard presented a preliminary draft illustrating a possible structure for the eventual TNP. He will forward digital versions to the Committee.

ACTION: Committee members to read and comment.

6 J Boot September workshop

The date of the workshop was agreed for 19 September 2019, when the majority of Committee members would be available

ACTION: Irene to email members with the date, time and venue, and confirm with Jim Boot.

7 Working Group Reports

- a) Green Space in Town: Graham and Sue reported. The Long List of sites currently stands at 115. The committee discussed the nature of sites and the selection process for deciding on a shorter list. It was agreed that the Long List should be discussed at the next SC meeting, using a 'traffic light' system to rate the sites for more detailed evaluation
Action; discussion to appear as a main topic the August Agenda.
- b) Biodiversity and Wildlife: Richard reported on evidence gathering within the group, which now has the full kit for species identification and pond dipping. It's increasingly clear that the parish has a wide variety of rare/endangered species of plants, birds and animals. Over the last two years 17 bird species on the British Ornithological Trust's 'Red List' for birds of conservation concern have been recorded locally, with 15 on their 'Amber List'.
- c) Landscape and Character: Helen reported that in a meeting 2 weeks ago the group had divided the Parish into 5 sectors. The group is working in pairs on desk research before proceeding to fieldwork. Helen has briefed Jerry D'Arts of the Tenterden Camera Club, who is already involved in photographing Tenterden landscapes. The Committee queried whether the group's parish divisions might be helpful to other working groups, the Green Space in Town group in particular.
Action; Helen to gain access to the St Mildred's church tower for Jerry D'Arts. Graham and Helen to meet to consider using the 5 parish divisions for mapping the Long List of sites prior to the August meeting
- d) Routeways: Richard referred to Stephen's written report. Members of the group are separately considering primary and secondary cycling routes identified by Sustrans. Circular cross-country routes relating to key destinations are also under study, including work by Sustrans on a Tenterden-Headcorn cycle-way.
Action; Stephen to draft a short route assessment framework and user survey. Committee members to read his full report, as below.
- e) Communications and Engagement: The importance of a website was again stressed. Later in the meeting it was agreed that Kate should seek quotations for the creation of a website. Adam Cooper was again thanked for submitting the strategy paper. All were asked to consider additional members for recruitment to this working group. In the meantime, it was agreed that Kate should take the lead
Action; Kate to study Adam's recommendations in detail (available as below); also to seek quotations for creating a website
(For details of Routeways report and Communications and Engagement strategy, see Dropbox Minutes folder)

8 Environmental Impact Assessment

The Committee's letter to the Town Council in favour of an EIA prior to a building application on Limes Land was supported by a majority and has since appeared on ABC's planning portal as a Consultee comment on behalf of the Town Council. All were thanked for the work involved in its preparation

9 Homewood super 6

Richard reported on his recent meeting with Gavin Mills, Director of Sixth Form at Homewood School, which was also attended by Jo Gandolfo for the Civil Society. Having noted the age demographic of Tenterden and the importance of engagement

with young people in the town, Richard has agreed to involve an interested group of sixth-formers, the 'Super 6', in a weekly teaching session on the Neighbourhood Plan (Period 6 on Thursdays at 2.00pm, starting early October). School publicity for these sessions invites students to take part in the democratic process of the NP and assist with one of its 5 working groups. A DBS check is required to lead a class unsupervised, which Richard and Siggie have already undertaken. The Committee approved the initiative as important and helpful.

ACTION: Committee to consider whether other individual members might assist. Helen volunteered to be DBS checked. Richard will arrange.

10 Treasurer's Report

In Barrie's absence, Richard reported that of the £11,000 allocated by the Town Council for the financial period ending April 2020, £2,773.98 has been spent so far, leaving a working balance of £8,676.02. A Locality grant of £9,000 remains available and accessible over more than one year. Following discussion it was agreed to consider application for a Locality grant if a significant need for expenditure could be identified above the minimum Locality requirement of £1,000. Lesser payments may be made out of the TC balance.

Action; Kate to seek a quotation for the creation of a website (as above).

12 AOB

The issue of green spaces within existing new developments was requested as an Agenda item for the next meeting. The loss of the BMX site in the Bells Lane wood was noted, and Joseph reported that although provision for students riding mountain bikes would be provided in the woods at Homewood, this would only be available in school time/termtime. More information is needed on the mud ramps in Knock Wood, while it was agreed that Local Green Space to be considered for the NP should take account of the leisure needs of the younger generation.

ACTION: New 'green space in new developments' topic to be added to the August Agenda.

Next Meeting, Tuesday 27 August at 4pm; location to be the Mayor's Parlour

Planning Committee 2nd September 2019

Developer Contact Policy

Agenda Item 11

The council needs to establish a clear position regarding contact with developers prior to Planning Application stage.

ABC's policy is that pre-planning will remain confidential to the Local Planning Authority only (i.e. themselves) and any contact councillors have with developers must be in the presence of a planning officer.

KALC advice is less stringent and some councils have contact before planning application which is minuted, not binding and attended by an administrative officer. There are clear issues of policing here, however, and public perception needs to be taken into account.

Because of the need for transparency, it is clear that some members are very uncomfortable with any form of contact with developers which is away from the public gaze.

Proposal: That councillors confirm and clarify the earlier resolution that a complete ban is appropriate on any form of contact with developers prior to planning permission being awarded. Naturally councillors will be able to attend public consultations in a private capacity.



Phil Burgess
Town Clerk

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

From: maria.mclauchlan@kent.gov.uk <maria.mclauchlan@kent.gov.uk>
Sent: 15 August 2019 08:46
To: maria.mclauchlan@kent.gov.uk
Subject: Proposed diversion of public footpaths AB68 & AB69 at Tenterden

Dear Consultee

Section 257 of the Town & Country Planning Act 1990 ("the 1990 Act") provides that a diversion of a public right of way may be pursued when necessary to allow development to take place for which planning permission has been obtained.

An application has been made by Redrow Homes Limited, to divert parts of public footpaths AB68 & AB69 at Tenterden to accommodate residential development proposals for which outline planning permission has been granted (reference 14/01420/AS), and a reserved matters application has been approved (reference 19/00340/AS). It is necessary to divert the paths in order for the development to take place (as required by the 1990 Act).

Orders to record public footpaths AB68 & AB69 have been drafted following an application to have them recorded on the basis uninterrupted use by the public for over 20 years. They are not yet recorded on the Definitive Map of Public Rights of Way.

I enclose a map (scale 1:2500) showing the proposal and a plan showing the development and footpath changes for context. The length of footpath AB68 to be diverted is shown by a solid black line between points A-B. The new route is shown by bold black dashes between the points B-C. The length of footpath AB69 to be diverted is shown by a solid black line between points D-E. The new route is shown by bold black dashes between the points D-E.

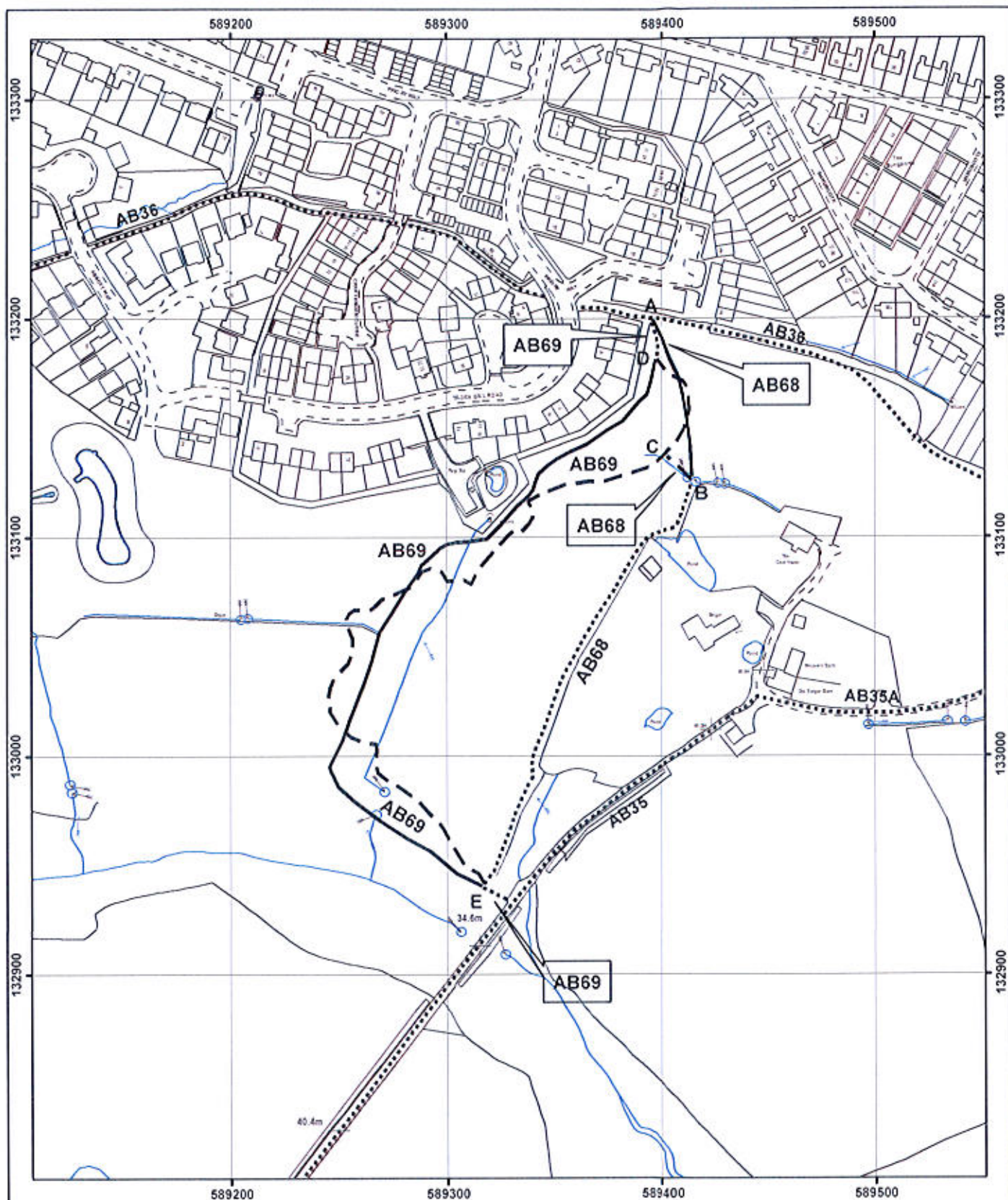
The new footpaths will have a width of 2 metres and follow the adoptable footways except for around the pond and on the paths on the southern exit from the site where they will be bound gravel.

I would be grateful to receive your views, focusing on whether you consider the diversions to be suitable alternatives, by **6th September 2019**.

Kind regards

Mrs Maria McLauchlan (MIPROW) | Definitive Map Officer | PROW & Access Service |
Countryside & Community Development | Growth, Environment & Transport | Kent County
Council | Invicta House, Maidstone, ME14 1XX | tel: 03000 413420 | www.kent.gov.uk





Key

- Routes to be deleted
- Routes to be Added
- Unaffected Routes

Town & Country Planning Act 1990
The Ashford Borough Council
Proposed diversion of public footpaths
AB68 & AB69 at Tenterden

Created by:

MMcL

Checked by:

Date:

14/08/2019

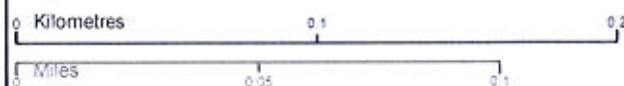
Reference:

PROW/AB68-AB69/0091/ABC

N



1:2,500



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Ref: RR/

Churchill House, Parkside
Christchurch Road, Ringwood
Hampshire BH24 3SG
Telephone 01425 462372
Fax 01425 462101

Mr P. Burgess
Town Hall
24 High Street
Tenterden
TN30 6AN

(Sent via Post and Email: TownClerk@TenterdenTownCouncil.gov.uk)

16th August 2019

Dear Mr Burgess,

Proposed Redevelopment along Smallhythe Road, Tenterden, TN30 7LN to form Retirement Living Accommodation

We write on behalf of our client, Churchill Retirement Living, to inform you, as Tenterden Town Clerk, that they are in the early stages of preparing a planning application for the land at Smallhythe Road, Tenterden. They propose to bring forward a planning application to redevelop the site with approximately 50 Retirement Living apartments.

Our client is very much looking forward to sharing its proposals with the community at a consultation event and will be in touch shortly to invite members of the Parish Council to preview the exhibition. This will be an excellent opportunity to introduce ourselves, the scheme and provide additional information on what Retirement Living accommodation is all about. We will also be on hand to answer any questions you may have.

We are keen to open up the lines of dialogue with you. The public consultation event will be one opportunity, however if you would like us to come and present to the Town Council or perhaps visit our existing lodge in Tonbridge then please do not hesitate to get in touch and we would be happy to arrange this and listen to any further feedback or answer any remaining questions.

Churchill Retirement Living prides itself on creating schemes that sit comfortably in their setting and that are positive additions to the local community. Having carefully reviewed local need and planning policy we strongly believe that this site offers a fantastic opportunity to provide this specialist accommodation in a sustainable location close to shops and services, whilst being in-keeping with existing neighbouring uses.

We have included for your information a plan showing the exact location of the site, along with a copy of Retirement Living Explained. This is the "go to" document for planning and design professionals and should help provide you with a better understanding of this specialist accommodation.

Retirement Living housing delivers social, economic and environmental benefits including, but not limited to:

- Providing appropriate independent accommodation for older people, which is safe and secure, with an onsite Lodge Manager; thereby reducing demands on healthcare and other services;
- Providing opportunities for social interaction to combat loneliness in older age
- Freeing up family housing for younger households;
- Increased spending in local shops;
- Making efficient use of land to provide housing close to services and facilities.

We do hope that you find this information useful and we look forward to welcoming you to the upcoming consultation event. If you would like any further information at this stage then please do not hesitate to get in touch or we look forward to seeing you at the consultation event.

Yours sincerely,



Rosie Roome MA (Hons) MA MRTPI
Associate Director

Tel: 01425 462356

E: rosie.roome@planningissues.co.uk

Enc.

- *Retirement Living Explained: A Guide for Planning & Design Professionals*
- *Plan Showing Site Outlined in Red*

Dear Mr Burgess

Thank you for your email. We encourage developers to engage in initial dialogue with the planning service through the pre-application process. This enables a relatively free dialogue to commence exploring the broad policy context of the development proposition and any significant considerations or major constraints which may either prevent the development from proceeding or need to be given significant consideration as part of the design process. While the Planning Service is in the process of having a pre-application dialogue with developers, it is carried out in confidence, hence there is no 'formal application' on which to consult or publish details. We encourage developers to consult with local communities as part of the process once a clear direction of travel has been established regarding the principle of development.

<https://www.ashford.gov.uk/planning-and-building-control/making-planning-applications/pre-application-advice/pre-application-advice-and-the-environmental-information-regulations-2004/>

Regarding discussions with Councillors, I would suggest for the avoidance of ambiguity that it is preferable for any conversations between Councillors and developers to be held in the Council Offices with planning officers included as part of the dialogue. That said, until a potential development reaches a formal application stage, Councillors will not be involved due to the frequent likelihood that the discussions are commercially sensitive.

I hope that this answers your query, however please let me know if any of the above requires further clarification.

Regards

Tim