

TENTERDEN TOWN COUNCIL



MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT TENTERDEN TOWN HALL ON 30TH JANUARY 2017

Councillors Present: M. Carter, Mrs. J. Curteis, H. Edwards, Miss N. Gooch, R. Isworth, Dr. L. Lovelidge, R. Lusty (Chairman), K. Mulholland, J. Nelson, Mrs. P. Smith and A. Sugden.

Officers Present: Deputy Town Clerk Mr. R. Parham, Town Clerk Mr. P. Burgess and Administrative Assistant Mrs. C. Gilbert.

Others Present: Cllr. Mrs. S. Ferguson (not a member of this committee) and ten members of the public.

6551 **APOLOGIES FOR ABSENCE.** None.

6552 **DECLARATIONS OF INTEREST.** None.

6553 **MINUTES.** The minutes and report of the meeting held on 19th December 2016 were confirmed and signed as a correct record.

6554 **MATTERS ARISING.** None.

6555 **MEMBERS' QUESTIONS.**

- (a) Tent1 Section 106 and Community Infrastructure Levy Payments. Cllr. Carter requested that, given that the Tent1 development was underway, a record be kept of Section 106 and CIL payments, and to this end that an update requested from Ashford Borough Council. Members concurred that this would be best dealt with by Finance & General Purposes Committee.

6556 **PLANNING APPLICATIONS.** The Committee considered the following planning applications. It was **RESOLVED** that its recommendations would be submitted.

16/01090/AS Land West of Shrubcote and south west of Appledore Road.
(DEL)

Erection of four detached dwellings, with associated landscaping, provision of new accesses onto Shrubcote Road and Appledore Road.

Mr. N. Bevan of Orchard View spoke on behalf of local residents opposing this development as they felt it would be of no benefit to the Town. The plans indicated an entrance-way to a potential second phase of development, which he said would potentially swallow up a "green lung" of Tenterden.

Mr. I. Bull, the agent of the applicant, informed the Committee that the development had been reduced to four dwellings and there had been no technical objections so far. He added that local tradesmen would be employed for the building work.

OBJECT on the grounds that the same issues raised in the original application and discussed at this Committee on 15th August 2016 still apply:

The site was a historic estate, lying within the Tenterden Conservation Area, and as such should be protected;

The proposal defied planning policies EN12 and TRS1 (relating to the retention of private open space);

The design was unsuitable at the location;

Permission could result in further undesirable development across the estate;

The ecological assessment in the application was not sufficient - the area was prone to severe flooding, and had a number of significant trees.

- 16/01576/AS Morghew Park House, Smallhythe Road.**
Erection of two garages and 2m close board fence (further consultation).
SUPPORT.
- 16/01834/AS 17 Golden Square.**
Two storey rear extension.
SUPPORT.
- 16/01880/AS Cavendish House, Ashford Road.**
Proposed side / rear single and first floor extensions.
SUPPORT.
- 17/00042/AS Tesco Stores Ltd., Smallhythe Road.**
Erection of three non-illuminated fascia signs, nine internally illuminated signs and thirty-two non-illuminated additional signs.
Cllr. Mrs. Ferguson (not a member of this Committee) who is also the Community Engagement Councillor, expressed concern at the removal of the community noticeboard located in the entrance to the Store.
DEFERRED pending further information on the retention the community noticeboard.
- 17/00051/AS 20 Ashford Road.**
Change of use from residential to A1 along with forming openings through party wall on ground floors to link with adjoining property.
SUPPORT.
- 17/00072/AS 20 & 22 Ashford Road.**
Change of use from residential to A1 along with forming openings through party wall on ground and first floors to link with adjoining property.
SUPPORT.
- 17/00005/TP 25 Wealden Avenue.**
To reduce the crown of one oak by 1,2-1.8 metres and shape. Remove deadwood greater than 50 mm in diameter.
SUPPORT.

17/00006/TP Elmfield Court, Oaks Road.

To remove epicormics growth from the trunks, and remove dead wood from the crown, of two lime trees.

SUPPORT.

- 6557 **ASHFORD BOROUGH COUNCIL DECISIONS.** List No. 544 was **NOTED.** Cllr. Isworth expressed concern that Application Number 16/01624/AS was approved by ABC and could potentially open the flood gates on future applications for advertisement consent. Information would be sought from ABC on the policies affecting the consideration of such applications.
- 6558 **ALCOHOL LICENCES.** It was **NOTED** that a license for the sale of alcohol at the Spires, Ashford Road, St. Michaels had been granted.
- 6559 **STRATEGIC PLANNING SUB-COMMITTEE.** Cllr. Nelson reported that the Sub-Committee had met for the first time on 23rd January 2017 and each member had been set research tasks. The Sub-Committee will report back following its next meeting.
- 6560 **MINOR MATTERS.**
- (a) Kent Minerals & Waste Local Plan. Information on the proposed plan, and an invitation to participate in a consultation, was **NOTED.**
- 6561 **ANY OTHER BUSINESS.**
- (a) Land North of Westwell Court. The Chairman reported that a public consultation by APM Services Ltd. would take place at the Town Hall on Thursday, 2nd February 2017 from 2.30 pm to 7.00 pm. He encouraged members to attend the consultation in order to put forward their views.

The meeting opened at 7.50pm and closed at 8.32pm

The foregoing Minutes and Report were confirmed and signed at a meeting of the Planning Committee on the 20th day of February 2017.

Chairman _____ (20.02.2017)