

# TENTERDEN TOWN COUNCIL



## **MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT TENTERDEN TOWN HALL ON 7<sup>TH</sup> AUGUST 2017**

**Councillors Present:** M. Carter, Mrs. C. Curteis, H. Edwards, Cllr. Miss N. Gooch, R. Isworth, R. Lusty (Chairman), K. Mulholland and J. Nelson.

**Officers Present:** Town Clerk Mr. P. Burgess, Deputy Town Clerk Mrs. C. Gilbert and Administrative Assistant Ms. S. Ratcliffe.

**Others Present:** Cllrs. Mrs. S. Ferguson, M. Hickmott, A. Sugden (not members of this Committee), Cllr. P. Clokie (ABC) and 80 members of the public.

6649 **APOLOGIES FOR ABSENCE.** Cllr. Dr. L. Lovelidge.

6650 **DECLARATIONS OF INTEREST.** Cllr. Miss. Gooch declared an interest in application 17/01051/AS but would not leave the room when discussed. Cllr. Nelson declared an interest in planning application 17/01038/AS and would leave the room when discussed. Cllr. Lusty declared that he would hand over the chairmanship to Cllr. Edwards when discussing planning application 17/00708/AS and had asked to speak.

6651 **MINUTES.** The minutes and report of the meeting held on 17<sup>th</sup> July 2017 were confirmed and signed as a correct record.

6652 **MATTERS ARISING.** None.

6653 **MEMBERS' QUESTIONS.** Cllr. Mrs. Ferguson requested clarification as to who was responsible for taking down planning notices from posts. Cllr. P. Clokie (ABC) informed the Committee that it was the applicant's responsibility. It was agreed that the procedure would be checked with planning at Ashford Borough Council.

6654 **PLANNING APPLICATIONS.** The Committee considered the following planning applications. It was **RESOLVED** that its recommendations would be submitted.

### **17/00708/AS Land North of 14 Westwell Court.**

Erection of a fifty-six-bed care home and 23 units for assisted living (use class C2) comprising 16 cottages and seven flats (including Manager's accommodation) with associated landscaping, parking, stores and service areas, estate roads, access and landscaping buffers.

Cllr. Edwards provided an overview of the application. Cllr. Sugden (not a member of this Committee) of Rogersmead spoke and raised several issues regarding the documentation provided, namely the design and access statement; the buffer zone not being sufficient from the main badger set; missing information and incorrect survey data.

Mr. Masefield of West Cross Gardens spoke regarding the overriding objections, specifically on ecology as Kent Wildlife Trust pointed out in its strongly worded objection; the 115 residents strongly against the development; the fact that Kent County Council's ecological service had demanded further investigations; KCC Public Rights of Way had requested an application to divert the footpath prior to planning permission and this has not been submitted; the buildings would be within the 30m buffer zone of the badgers; the removal of eight poplar trees and their root systems would further damage the badger sets. The Government's directive to planning authorities under the heading of 'conserving and enhancing the natural environment' section 118 "planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats unless the need for and benefits of the development in that location outweigh the loss" which in this case they do not. ABC's Local plan to 2030 does not include the site for development.

Mr. T. Escott spoke on behalf of Ms. C. Coatsworth and reported that the access to the development was totally unsuitable. It is an agricultural site in the middle of Tenterden without sufficient access, therefore the owners would always try for development. Mr. Escott suggested an ecological extension of the graveyard whereby biodegradable boxes are buried above which trees are planted as a memorial. This would then allow a development of walkways over time.

**OBJECT on the grounds that there were issues with access: highway safety and traffic generation; design, materials and size; impact on the countryside; ecology and nature conservation; the number of complaints received from both residents and organisations.**

**17/01016/AS 3A Smallhythe Road.**

Minor alterations to the internal layout as an amendment to previous consent granted under 16/00706/AS.

**SUPPORT.**

**17/01035/AS The Coach House, Ingleden Park, Swain Road.**

Proposed porch.

**SUPPORT.**

**Cllr. Nelson left the room.**

**17/01038/AS St. Michaels Butchery, Ashford Road.**

The demolition and replacement of an existing extension and changes and additions to fenestration.

**SUPPORT.**

**Cllr. Nelson returned to the room.**

**17/01039/AS 1 Park View Terrace.**

Erection of a single storey kitchen extension following the removal of existing utility room and lobby.

**SUPPORT.**

- 17/01047/AS Tenterden Car Wash, Recreation Ground Road.**  
Erection of a three storey mixed use building with 6 no. flats and a retail unit on the ground floor and associated parking.  
**SUPPORT with a note asking that the ridge levels of the new build do not go above nearby developments. The Council would also like to note their disappointment that no office space has been included in the upper floors of the development.**
- 17/01051/AS Webbs Ironmongery Stores Ltd, 51 High Street.**  
Demolition of an existing timber store and erection of new oak framed, timber clad replacement structure.  
**SUPPORT.** Cllr. Miss. Gooch abstained from voting.
- 17/01053/AS Lloyds Bank Plc, 6 High Street.**  
Removal of external signage.  
**SUPPORT.**
- 17/01076/AS Plummer Cottage, Plummer Lane.**  
Change of use of former garage/studio and store to a 1 no. bed dwelling house – retrospective.  
**SUPPORT.**
- 17/01036/AS 34-36 High Street**  
1 no. replacement non-illuminated fascia signage; 1 no/ non-illuminated projecting sign.  
**SUPPORT.**
- 17/01037/AS 34-36 High Street**  
1 no. replacement non-illuminated fascia signage; 1 no/ non-illuminated projecting sign.  
**SUPPORT.**
- 17/01082/AS Hillside, Cranbrook Road.**  
Proposed first floor extension with increase in roof height, single storey extension, porch and detached double garage.  
**SUPPORT.**
- 17/01097/AS Old Barrack Farm, Reading Street.**  
Removal of cement mortar and loose/friable pointing and re-pointing with lime mortar; re-plastering to sitting room (external walls); masonry crack stitching; replacement of 4 no. windows, replacement of horizontal brick course over window on south elevation.  
**SUPPORT.**

6655 **ASHFORD BOROUGH COUNCIL DECISIONS.** List No. 553 was **NOTED.**

6656 **SUB-COMMITTEE & WORKING GROUP REPORTS.** Cllr. Nelson reported that he had almost completed editing the document produced by Mr. J. Crawford, which would be circulated to the Strategic Planning Sub-Committee once a meeting had been arranged.

6657 **ANY OTHER BUSINESS.**

- (a) ABC Local Plan 2030. Cllr. Carter raised his concern at the potential shortfall of 225 units under the proposed ABC local plan 2030 and suggested that further allocation should be considered. At ABC's request, the Town Council had chosen the land between Appledore Road and Woodchurch Road as the preferable site for extensive housing as this would minimise traffic through Tenterden. It was **RESOLVED** that a Special Planning Meeting would be arranged as soon as possible to produce a response to ABC on the Local Plan, before the end of August deadline. Borough Councillors P. Clokie and C. Knowles would be invited.

**The meeting opened at 7.50pm and closed at 9.06pm**

The foregoing Minutes and Report were confirmed and signed at a meeting of the Planning Committee on the 29<sup>th</sup> day of August 2017.

Chairman \_\_\_\_\_ (29.08.2017)