

# TENTERDEN TOWN COUNCIL



## **MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT TENTERDEN TOWN HALL ON 13<sup>TH</sup> AUGUST 2018**

**Councillors Present:** M. Carter, J. Crawford (Chair), Mrs. J. Curteis, H. Edwards (Vice-Chair), Miss N. Gooch, R. Isworth, Dr. L. Lovelidge, 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. Freeman, C. Knowles, A. Sugden and Ms. C. Walder (not members of this Committee), Cllr. P. Clokie (ABC) and 19 members of the public.

6826 **APOLOGIES FOR ABSENCE.** Cllr. M. Hickmott.

6827 **DECLARATIONS OF INTEREST.** Cllr. Crawford declared an interest in Agenda Item 15a, Limes Land.

6828 **MINUTES.** The minutes and reports of the meeting held on 9<sup>th</sup> July 2018 and Special meeting held on 23<sup>rd</sup> July 2018 were confirmed and signed as correct records.

6829 **MATTERS ARISING.**

- (a) Minute 6812(a) – Byelaw for Presentation of Residential Bins. The Deputy Town Clerk reported that she had consulted with Street Scene at Ashford Borough Council and a policy is already in place which advises residents not to present their rubbish until after 6pm the night before collection, but by 7am on the day of collection. A flyer will be produced by the Deputy Town Clerk, in conjunction with ABC, to remind residents of this ruling.

6830 **MEMBERS' QUESTIONS.** None.

6831 **PLANNING APPLICATIONS.** The Committee considered the following planning applications. It was **RESOLVED** that its recommendations would be submitted.

**18/00928/AS** **Priory Lodge, Appledore Road.**  
Proposed internal alterations and single storey rear extension.  
**SUPPORT.**

**18/00929/AS** **Priory Lodge, Appledore Road.**  
Proposed single storey rear extension with change to existing roof form. Removing and insertion of partition walls within existing kitchen area.  
**SUPPORT.**

- 18/00950/AS** **43 Henley Fields.**  
Proposed first floor extension over garage.  
**SUPPORT.**
- 18/00967/AS** **21 Pittlesden.**  
Erection of a single storey side extension.  
**SUPPORT.**
- 18/00972/AS** **6A High Street.**  
Change of use from residential flat (2<sup>nd</sup> floor) to office space.  
**SUPPORT.**
- 18/00983/AS** **Mayfield, Smallhythe Road.**  
Erection of timber storage building (retrospective).  
Cllr. Mrs. Walder (not on the Committee) reported on the issues with the neighbouring properties as to the building's usage and suggested that the restrictions on use are confirmed to the application by ABC.  
Cllr. Isworth asked whether the applicants had given reasons for the retrospective permission, to which Cllr. Mrs. Walder responded that the applicants were probably not aware they had to provide reasons.  
**SUPPORT with a note that the restrictions on use be confirmed to the applicant.**

**Cllr. Carter joined the meeting.**

- 18/00990/AS** **117 High Street.**  
Single storey rear extension, proposed garden roof terrace accessed via a new external stair, demolition and reconstruction of the existing rear/side garden wall fronting Burgess Row.  
Cllr. Dr. Lovelidge reported that a resident was concerned over privacy with the proposed roof garden and Cllr. Dr. Lovelidge proposed that the Planning Officer investigate this issue.  
Cllr. Miss. Gooch was also concerned with privacy. Cllr. Miss. Gooch proposed that when the garden wall is reinstated that the original bricks are used.  
**SUPPORT on Condition that the Planning Officer looks at the privacy issue for the neighbours with the proposed roof terrace and that the reconstructed garden wall uses the original bricks.**
- 18/00991/AS** **117 High Street.**  
Single storey rear extension, a proposed garden roof terrace accessed via a new external stair, creation of a new door opening between existing sitting room and office, removal of 2no. existing windows in existing office to create a large opening into the new extension and enlarged kitchen, provision of a new en-suite to one of the second-floor bedrooms and the repositioning of existing cupboard doors to landing & hallway at second floor level. Demolition and

reconstruction of the existing rear / side garden wall fronting Burgess Row.

**SUPPORT on Condition that the Planning Officer looks at the privacy issue for the neighbours with the proposed roof terrace and that the reconstructed garden wall uses the original bricks.**

**18/01041/AS**

**Haffenden Farm, Bugglesden Road.**

Change of use of agricultural land to residential with erection of a dwelling to accommodate a key agricultural worker.

Mr. R. Hukins, General Farm Manager of Haffenden Farm, reported that hops were the single major income for the farm and he was currently developing links with local breweries. They current support five full time staff, none of whom live on the farm. There had been issues with theft, therefore, 24 hour presence was required on the farm. The semi-permanent building would house the key agricultural worker, who would ensure the safety and security of the farm.

Cllr. Mulholland reported that he was happy with the application and endorsed the TDRA's recommended condition regarding occupancy of the dwelling.

Cllr. Mrs. Curteis fully agreed with Cllr. Mulholland's views and applauded Mr. Hukins for bringing hops back into Kent.

**SUPPORT on Condition that the dwelling is for a key agricultural worker and should the applicant no longer be the owner of Haffenden Farm, then a new planning application for the dwelling be submitted.**

**18/01077/AS**

**93 High Street.**

Replacement of conservatory with sun room, insertion of 2 no. conservation rooflights.

**SUPPORT.**

**18/01078/AS**

**93 High Street.**

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 rooflights.

**SUPPORT.**

**18/01098/AS**

**4 The Lindens.**

Proposed loft conversion and insertion of front, side and rear rooflights, second floor window to side elevation, garage conversion and extension with installation of rooflight, extension to decking (alternative to approvals 15/01209/AS and 18/00460/AS).

**SUPPORT.**

**18/01103/AS Land adjoining 16 Bells Lane accessed from Jacksons Lane.**

Construction of two residential dwellings with associated access, parking and amenity space.

Cllr. Miss. Gooch reported that this was overdevelopment and the entrance was not easy to access. There does not appear to be negative comments in the Heritage Statement.

Cllr. Isworth raised his concerns that none of the residents of the ABC owned bungalows, who would be overlooked, had been consulted. The same issues as in the last application still applied.

Cllr. Dr. Lovelidge reported that the site was not suitable for two houses and there is no access for emergency vehicles. The issues raised in the previous applications had still not been addressed.

Cllr. Mrs. Curteis reported on the very narrow entrance to the site. Cllr. Mrs. Curteis also made the observation regarding the small brick building near the entrance which was a soup kitchen in the 1800's.

Cllr. Miss Gooch confirmed that the old soup kitchen was owned by Webbs.

Cllr. Edwards reported that although the access way was quite broad in his opinion, there was an issue of overlooking neighbouring properties.

Cllr. Crawford reported that the development was overbearing and overcrowded. One of the proposed properties has four bedrooms and the emerging TR3A policy states that three parking spaces should be allocated.

**OBJECT on the following grounds.**

**1. Over intensification.**

**2. Access to development not wide enough, including inadequate access for emergency vehicles.**

**3. Inadequate parking and does not conform to the emerging TR3A Policy.**

**4. Privacy issues for neighbours.**

**The Town Council OBJECTED to the 2011 application (11/00866/AS) for one dwelling on the grounds:**

**(i) lack of a turning space on site and vehicles having to reverse along a driveway is sub-standard planning;**

**(ii) poor visibility splays on exiting the driveway;**

**(iii) overall car parking provision;**

**(iv) the proposal would be detrimental to the amenity of the neighbours.**

**Ashford Borough Council also objected to the 2011 application (11/00866/AS) on 1<sup>st</sup> September 2011.**

**The Town Council objected to the application for two dwellings (18/00050/AS) in February 2018 and, subsequently, Ashford Borough Council advised the applicant to withdraw the application**

**due to several concerns.**

**The Town Council stands by the 2011 objections  
in addition to the above.**

6832 **ASHFORD BOROUGH COUNCIL DISCHARGE OF CONDITIONS.** List No. 002 was **NOTED.**

6833 **ASHFORD BOROUGH COUNCIL DECISIONS.** List No. 569 was **NOTED.**

6834 **BEACON OAK ROAD/ASHFORD ROAD JUNCTION.** Cllr. Crawford reported that the Town Council had employed a Highways Consultant, Andrew Boyle Associates, to look at the junction and provide a report on which would be the best option, i.e. roundabout vs. traffic lights. The report was circulated to the Councillors prior to the meeting.

- (a) Cllr. Carter commented that the Report showed that a roundabout was the better option for the Town which would cope with future expansion of the Town.
- (b) Cllr. Nelson gauged from the report that there was a fine line between the two options, with traffic lights better for pedestrians and cyclists and a roundabout was better for the traffic flow. Cllr. Nelson reported that traffic flow was a crucial issue and felt that this was the best option.
- (c) Cllr. Dr. Lovelidge reported that she had very rarely seen pedestrians crossing near the junction. There were also issues of parked cars along Beacon Oak Road almost up to the junction. Cllr. Dr. Lovelidge commented that the roundabout was the best way forward.
- (d) Cllr. Isworth reported that he could not see any mention in the report about the reasons why traffic lights cannot be synchronised with those in the Town due to many of them having pedestrian crossings. Leaving the junction as it is did not seem to have been considered. Cllr. Isworth felt that for future proofing the Town, the roundabout was the best option.
- (e) Cllr. Edwards commented that the Planning Committee were not experts in traffic management, therefore, the expert was called in. When all the factors were considered in the report, they seem to favour traffic lights. The proposed roundabout does not facilitate pedestrians. Cllr. Edwards further commented that if Kent County Council recognise the junction has shortcomings and can improve it sufficiently to satisfy the Appeal Inspectorate, then the Town Council would be wrong to oppose the expert's recommendation of traffic lights. In Cllr. Edwards' opinion, the report does appear to be urging to go with traffic lights.
- (f) Cllr. Nelson highlighted paragraph 18 in the report of 'if there were no problems with the BT box, then a roundabout would be marginally better'.
- (g) Cllr. Crawford reported that the BT box should be discounted as this was not a planning issue and that the Highways Consultant did state that the roundabout would be marginally better.

Cllr. Crawford proposed that the report is sent to Planning at Ashford Borough Council to further support the Planning Committee's already

lodged objection to the variation, and a copy also sent to the Kent County Council Highways Inspector.

It was **RESOLVED** to forward the Highway Consultant's report to Ashford Borough Council's Planning Department and to the Kent County Council's Highways Planner. Cllr. Edwards was against the motion to further support the Planning Committee's objection to traffic lights.

6835 **SUB-COMMITTEE & WORKING GROUP REPORTS.** The notes from a meeting of the Strategic Space Planning Sub-Committee on 18<sup>th</sup> June 2018 were **NOTED**. The next meeting is due to take place on 20<sup>th</sup> August 2018.

6836 **ADDITIONAL ALLOTMENTS.** Cllr. Edwards thanked Cllr. Nelson for producing the background paper and reported that the allocation of additional allotments has been on a wish list since 2003.

The following was **RESOLVED**:

- (a) Responsibility for identifying potential new allotment sites and consider how they can be acquired should be allocated initially to the Planning Committee and delegated by it to its Strategic [Space] Planning sub-committee. In the event of a potential land acquisition, the sub-committee would also report back to the External Committee.
- (b) The likely demand for additional allotments should be assessed, including the area(s) in which, ideally, they should be located.
- (c) A call should go out to landowners in appropriate areas to identify those willing to offer land for use as allotments and the terms of any such offers considered.
- (d) The viability (on financial and other grounds) of individual offers should be analysed.
- (e) A report should be made to the Planning Committee, identifying suitable and apparently viable sites on strategic space planning grounds, and any recommendations accepted by the Planning Committee on strategic space planning grounds should then be referred to the External Committee for budget approval.
- (f) If approved, negotiations with appropriate landowners should be opened and plans for acquiring sites and converting them to allotment use should be prepared for External Committee and council approval and then for implementation.

6837 **ASHFORD BOROUGH COUNCIL LOCAL PLAN 2030.** The Inspectors Post-Hearing Advice regarding the Local Plan 2030 was **NOTED**.

6838 **MINOR MATTERS.** None.

6839 **CORRESPONDENCE.**

- (a) Wates. The letter and leaflet received from Wates regarding housing needs in Ashford Borough and Mr. S. Cole from Ashford Borough Council's email response were **NOTED**.

- (b) TDRA. A response received from Tenterden and District Residents Association regarding the Wates proposals for Limes Field was **NOTED**.
- (c) Land to the South of Sicklefield House, Ashford Road. A letter received from Scott Properties in response to the Planning Committee's comments was **NOTED**.
- (d) Breach of Condition: Application No. 16/01090/AS. Confirmation from Ashford Borough Council that no breach of planning control has taken place was **NOTED**.

6840 **ANY OTHER BUSINESS**. None.

**The meeting opened at 7.02pm and closed at 7.48pm**

The foregoing Minutes and Report were confirmed and signed at a meeting of the Planning Committee on the 10<sup>th</sup> day of September 2018.

Chairman \_\_\_\_\_ (10.09.2018)