

# TENTERDEN TOWN COUNCIL



## **MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT TENTERDEN TOWN HALL ON 15<sup>th</sup> AUGUST 2016**

### **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 and Town Clerk Mr. P. Burgess.

### **Others Present:**

Cllrs. Mrs. Ferguson and Hickmott (not members of this committee) and 40 members of the public.

6482 **APOLOGIES FOR ABSENCE.** None.

6483 **DECLARATIONS OF INTEREST.**

- (a) Cllrs. Carter, Mrs. Curteis and Mulholland declared interests in application 16/00751/AS – Breton Court, Grange Road.
- (b) Cllr. Lusty declared an interest in application 16/01058/AS – Land North of 1 Westwell court.
- (c) Cllr. Miss Gooch declared an interest in application 16/01060/AS – Land Rear of Roundstone, Six Fields Path.
- (d) Cllrs. Edwards and Nelson declared interests in application 16/01092/AS – Woodbury Dental and Laser Clinic, 149 High Street.
- (e) Cllr. Nelson declared an interest in application 16/01108/AS – 5 Park View Terrace.

6484 **MINUTES.** The minutes and report of the meeting held on 25<sup>th</sup> July 2016 and the special meeting held on 1<sup>st</sup> August 2016 were confirmed and signed as correct records.

6485 **MATTERS ARISING.** None.

6486 **MEMBERS' QUESTIONS.** None.

6487 **PLANNING APPLICATIONS.** The Committee considered the following planning applications. It was **RESOLVED** that its recommendations would be submitted.  
**ACTION: TOWN CLERK.**

**Cllr. Lusty left the room. Cllr. Edwards was in the chair.**

**16/01058/AS**

**Land north of 1 Westwell Court.**

Erection of a garage block with two bedroom flat above.

Mrs. H. Whitehead of Price-Whitehead chartered surveyors gave representation on behalf of Westwell Court resident Mrs. D. Lusty. She stated that the revised plans for the site were in fact worse than the earlier application, and failed to address a number of key issues affecting local residents, particularly the loss of an area of land which was well-used as amenity space.

**OBJECT on the following grounds;**

**That the proposed development would represent overdevelopment of the site,**

**That it would be in direct violation of point 1 of the Tenterden and Rural Sites Development Planning Document,**

**That it would be out of character with the rest of the court,**

**That it would restrict access to the existing garages,**

**That it would adversely affect the vista for Westwell Court residents,**

**And that the number of objections from local residents indicates that the development would not be welcome.**

**Cllr. Lusty returned to the room. Cllrs. Carter, Mrs. Curteis and Mulholland left the room.**

**16/00751/AS**

**Breton Court, Grange Road.**

Demolition of the west wing involving the loss of three bedrooms and the erection of a detached building and associated works to accommodate 24 bedrooms for use in conjunction with the existing care home.

Mr. M. Breen of Grange Road gave representation in opposition to the development, drawing attention to a number of seeming inaccuracies in the application regarding the number of staff members and the kind of care which was to be offered at the home (to cater for frailty care when the number of people needing such care was forecast to fall significantly). He also felt that the health and safety of the public would be jeopardised by any on-street parking, which he felt would make a traffic collision inevitable on such a narrow road with poor visibility.

Mr. M. Horner of Wealden Avenue spoke on behalf of the applicant, outlining many ways in which the plan had been amended to address concerns raised when it was last submitted. He particularly noted that the redesigned application had the support of the Weald of Kent Protection Society, and that the number of beds had been reduced and the number of parking spaces increased.

Cllrs. Lusty and Mrs. Smith reported that they had been lobbied on this application.

**SUPPORT subject to the following conditions being imposed;**  
**Prohibition of parking on the street by staff and visitors,**  
**Limiting the use of the care home for frailty care, rather than dementia care,**  
**A restriction on hours for site traffic,**  
**Adequate drainage being in place,**  
**Appropriate protection of trees at the site,**  
**The implementation of suitable pedestrian and cycle links.**

**Cllrs. Carter, Mrs. Curteis and Mulholland returned to the room.**

**16/01090/AS      Land west of Shrubcote and south west of Appledore Road.**

Erection of six detached dwellings, with associated landscaping, provision of new access onto Shrubcote Road and Appledore Road with private parking, and provision of a sustainable drainage system, with other ancillary works.

Mr. A. Brooks of Orchard View spoke in opposition to the application, which he felt was inappropriate within the conservation area, affecting an ancient estate at the heart of Tenterden, and particularly the ecology of its trees and hedgerows. He added that the proposal would have a negative impact on local people, their children and ramblers who all enjoyed the area.

Mr. J. Crawford of Stace Close also voiced objection to the proposal, pointing out the ways in which it defied various planning policies and that the development seemed to rely on crossing a verge owned by Kent County Council. He warned that a development at this location would adversely affect traffic speeds along Appledore Road, as well as the extant bus service. He also suggested that granting permission to these houses may lead to a cumulative effect with more and more of the Hales Place estate being carved up for housing, as indicated by the plans specifically allowing space for further expansion.

Cllrs. Lusty, Nelson and Sugden reported that they had been lobbied.

**OBJECT on the following grounds;**  
**The site is a historic estate, lying within the Tenterden Conservation Area, and as such should be protected,**  
**The proposal defies 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 is not sufficient - the area is prone to severe flooding, and has a number of significant trees.**

**16/00885/AS      Buildings & yard opposite Laurenden, Cranbrook Road.**

Prior approval for the change of use one existing agricultural building and land within its curtilage to one residential dwelling and associated operational development.

**SUPPORT.**

**16/01065/AS**     **Buildings & yard opposite Laurenden, Cranbrook Road.**  
Lawful development certificate – existing – use of part of Boundary Barn as a single dwelling house.  
**SUPPORT.**

**16/01098/AS**     **Buildings & yard opposite Laurenden, Cranbrook Road.**  
Prior approval for change of use of part of an agricultural building to two residential units and associated operational development.  
**OBJECT on the grounds that access to the site is insufficient to support two dwellings.**

**16/01019/AS**     **Pugins Hall, Appledore Road.**  
Erection of two storey detached garage to incorporate office / store.  
**SUPPORT.**

**Cllr. Miss Gooch left the room.**

**16/01060/AS**     **Land rear of Roundstone, Six Fields Path.**  
Erection of three dwelling houses with associated landscaping / works, access and outbuildings.  
**OBJECT on the following grounds;**  
**The application would constitute overdevelopment of the site,**  
**The point of access to the site is not shown clearly in the plans,**  
**The plan does not indicate compliance with Ashford Borough Council's minimum space standards,**  
**The site has not been included in the Tent 1 master-planning process, and would directly affect the site.**

**Cllr. Miss Gooch returned to the room. Cllrs. Edwards and Nelson left the room.**

**16/01092/AS**     **Woodbury Lane Dental and Laser Clinic, 149 High Street.**  
Extension and alterations to create new clinical accommodation on rear elevation, including the demolition of existing single and two storey extensions to the original building.  
**SUPPORT, but request that a condition be put in place to ensure that site traffic and works do not impede access to the residences on Woodbury Lane.**

**Cllrs. Edwards and Nelson returned to the room.**

**16/01102/AS**     **Land south west of Recreation Ground Road and north and east of Smallhythe Road.**  
Variation of conditions 52 and 54 of planning permission 14/00757/AS relating to aspects of highways work and condition 76 to reflect Government's withdrawal of Code for Sustainable Homes.  
**SUPPORT.**

**Cllr. Nelson left the room.**

**16/01108/AS     5 Park View Terrace.**

To extend the ground floor utility lobby and provide an en-suite facility in an extension to the first floor bedroom.

**SUPPORT, but request that the materials used are sympathetic with those of the other buildings in the terrace.**

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

**16/01145/AS     3-4 Yew Tree Cottage, Grange Road.**

Demolition of garage and shed, demolition of outside WC and erection of a pair of semi-detached houses with sheds (revision to permission granted under 16/00741/AS).

**OBJECT on the grounds that there is not suitable access for two additional dwellings, this would represent overdevelopment of the site, and would result in the loss of an on-street parking space, displacing vehicles further along a dangerous road.**

- 6488 **DECISIONS OF THE ABC PLANNING COMMITTEE.** List No. 537 was **NOTED**.
- 6489 **TREE PRESERVATION ORDERS.** It was **NOTED** that tree preservation orders had been imposed in relation to woodland at Breton Court, Grange Road.
- 6490 **MINOR MATTERS.**
- (a) Community Led Housing. An invitation to participate in a consultation was **NOTED**. Members were encouraged to take part as individuals, although the Town Council itself would not participate.
- (b) Tunbridge Wells Borough Council Site Allocation Plan. It was **NOTED** that the plan had been adopted.
- 6491 **ANY OTHER URGENT BUSINESS PREVIOUSLY NOTIFIED TO THE CHAIRMAN.** None.

**The meeting opened at 7.27pm and closed at 9.08pm**

The foregoing Minutes and Report were confirmed and signed at a meeting of the Planning Committee on the 5<sup>th</sup> day of September 2016.

Chairman..... (05.09.2016)