

## TENTERDEN TOWN COUNCIL



### **MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT TENTERDEN TOWN HALL ON 10<sup>TH</sup> SEPTEMBER 2018**

**Councillors Present:** M. Carter, J. Crawford (Chair), Mrs. J. Curteis, Miss N. Gooch, M. Hickmott, K. Mulholland, J. Nelson and Mrs. C. Walder.

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

**Others Present:** Cllrs. Mrs. S. Ferguson, M. Freeman, Mrs. P. Smith and A. Sugden (not members of this Committee) and 12 members of the public.

6841 **APOLOGIES FOR ABSENCE.** Cllrs. H. Edwards (Vice-Chair), R. Isworth and Dr. L. Lovelidge.

6842 **DECLARATIONS OF INTEREST.** Cllr. Crawford declared an interest in Agenda Item 12a and b, Limes Land.

6843 **MINUTES.** The minutes and report of the meeting held on 13<sup>th</sup> August 2018 were confirmed and signed as a correct record.

6844 **MATTERS ARISING.** None.

6845 **MEMBERS' QUESTIONS.** None.

6846 **PLANNING APPLICATIONS.** The Committee considered the following planning applications. It was **RESOLVED** that its recommendations would be submitted.

**18/01094/AS**     **Heronden, Smallhythe Road.**

Proposed dwelling and associated external works.

**SUPPORT with the comment that Ashford Borough Council examines the landscaping very thoroughly.**

Cllr. Gooch abstained from voting.

**18/01102/AS**     **25 Sayers Lane.**

Variation of conditions 4 & 6 on planning permission 17/01639/AS to add additional times to condition 4 for Tuesday and Friday and throughout school holidays; vary wording on condition 6 to allow associated classes related to dance including yoga, spinal yoga, body conditioning, pilates and musical theatre workshops.

**SUPPORT.**

- 18/01104/AS**     **Oast House at Forstal Farm, Appledore Road.**  
1. Change of use of oast from holiday accommodation and food processing area to offices for business use (B1a).  
2. Installation of downstairs W/C and kitchenette on ground floor using new stud partition walls; remove partition walls in single storey extension to provide two new offices; removal of en-suite on second floor and associated partition walls to create larger office space; removal of full length window on east elevation of single storey extension to be replaced by new window and two doors.  
Mrs. H. Whitehead, the applicant, addressed the Committee and provided the history of the site. Mrs. Whitehead reinforced that the building was built for work and will continue. The features of the building will be kept, including the hop press.  
**SUPPORT.**
- 18/01105/AS**     **Oast House at Forstal Farm, Appledore Road.**  
1. Change of use of oast from holiday accommodation and food processing area to offices for business use (B1a).  
2. Installation of downstairs W/C and kitchenette on ground floor using new stud partition walls; remove partition walls in single storey extension to provide two new offices; removal of en-suite on second floor and associated partition walls to create larger office space; removal of full length window on east elevation of single storey extension to be replaced by new window and two doors.  
**SUPPORT.**
- 18/01110/AS**     **17 Henley Fields.**  
Proposed two storey side extension.  
**SUPPORT.**
- 18/01153/AS**     **Public Convenience at St. Michaels Recreation Ground, Ashford Road.**  
Extension to existing public convenience to provide vehicle maintenance facility with footpath.  
*Application for full planning permission.*  
**NOTED.**
- 18/01154/AS**     **26 Homewood Road.**  
Conversion of, and extension to, garage to annexe accommodation.  
**SUPPORT.**
- 18/01161/AS**     **17 Silver Hill.**  
Proposed dormer windows and porch canopy to the rear elevation.  
**SUPPORT.**

- 18/01181/AS**     **Haynes Farm, Appledore Road.**  
Change of use of, and extension to, part of existing storage building to one-bedroom holiday let; changes to fenestration on entire building, addition of flue.  
**SUPPORT.**
- 18/01193/AS**     **Part of Recreation Ground Land opposite The Surgery, Ivy Court, Recreation Ground Road.**  
The temporary siting of portable building for an 18-month period to allow the alteration and extension of the GP surgery opposite.  
**NOTED.**
- 18/01196/AS**     **The Surgery, Ivy Court, Recreation Ground Road.**  
Alteration and extension to the existing GP Surgery with associated parking.  
**SUPPORT.**
- 18/01198/AS**     **Martins Cottage, Smallhythe Road.**  
Strip first floor Kent clay peg tile hangings to Northern and Eastern elevations. Inspect and repair any defective studs. Infill between rafters with sheep's wool insulation. Re-felt and batten elevations. Re-tile elevations with good existing tiles supplemented with where necessary new clay peg tiles.  
**SUPPORT.**
- 18/01201/AS**     **Middlecroft, 2 The Croft (off Sandy Lane).**  
Proposed new dwelling with garage.  
Mr. J Cooper of 10 Elmfield reported that he also represented the views of Nos. 4, 6 and 8 Elmfield, all of which abut Sandy Lane. Mr. Cooper raised his concerns of the affect of the development on Sandy Lane and those pedestrians who use the bridleway. Mr. Cooper was also concerned at the affect on the junction at Oaks Road, given that it would not be just the owners vehicles on the lane, but also commercial and visitors. He was anxious that Sandy Lane did not lose its character and if permission was granted, then this could be the thin end of the wedge.

Mrs. R. Clark of 2 The Croft addressed the Committee. Mrs. Clark reported that the current plans are acceptable to all of the neighbours who are on the property's boundaries.

The only objections submitted so far focus on the implications of the access to the house along Sandy Lane, a restricted byway.

In 2016, before employing an architect, Mr. & Mrs. Clark consulted the Highways Authority and East Kent Public Rights of Way and asked for pre-planning advice from Ashford Borough Council, none of whom raised any concerns with the bridleway. There is an option for a Grant of Access Rights from the owner of

Sandy Lane as the Lawful Authority. None of the residents in Sandy Lane have objected to the access to the new property. The Ramblers have commented that they have no issues with the use of Sandy Lane. Mrs. Clark had also spoken to Mum's using the Lane who said they very rarely encounter vehicles.

Cllr. Miss. Gooch has noted the strong objection regarding traffic, but felt that this had been addressed by the applicant. Cllr. Crawford was concerned with what restrictions might be in place regarding bylaws. However, the Deputy Town Clerk read out the response from Kent Highways who have not raised any objections for one single additional dwelling given that other given that the path already provides access to properties.

Cllr. Carter commented that one of the objectors' concerns was the dwelling setting a precedent. Cllr. Carter reported that one further house would not set a precedent; if you go above five dwellings, the lane would have to be moved to full carriage way standard and this would be part of the planning application.

**SUPPORT with the comment to Ashford Borough Council that any further properties which bring the number accessible via Sandy Lane to more than five would require the bridleway/access to be addressed.**

**18/01224/AS** **Lower Knockwood Farm, Woodchurch Road.**  
Demolition of existing outbuilding. Single storey rear extension with proposed porch, first floor rear extension, loft conversion, change of roof materials and insertion of Velux windows and solar panels on roof.  
**SUPPORT with the comment that the materials used are in keeping with the area.**

**18/01240/AS** **4 Admirals Walk.**  
Conversion of double garage to kitchen.  
*Application for full planning permission.*  
**SUPPORT.**

**18/01248/AS** **The Mews, Ingleden Park, Swain Road.**  
Change of use of stables to 3 bed dwelling.  
*Application for full planning permission.*  
**SUPPORT.**

6847 **ASHFORD BOROUGH COUNCIL DISCHARGE OF CONDITIONS.** List No. 003 was **NOTED.**

6848 **ASHFORD BOROUGH COUNCIL DECISIONS.** List No. 570 was **NOTED.**

6849 **SUB-COMMITTEE & WORKING GROUP REPORTS.** Cllr. Nelson reported that a meeting of the Strategic Space Planning Sub-Committee took place on 20<sup>th</sup>

August 2018 and the current version of the proposed plan had been circulated to Councillors for their comments. The next meeting will take place on 2<sup>nd</sup> October 2018, to which Councillors are welcome to attend.

6850 **MINOR MATTERS.**

- (a) Application No. 18/00858/AS Beacon Oak Road/Ashford Road – Variation of Condition 8 (highway works). The notification that the applicant had withdrawn their application to vary Condition 8 (highways works) was **NOTED**.
- (b) Amended Consultation to Application No. 18/0759/AS (PC). Notification of an amended application for outline planning permission of land to the South of Sicklefield House, Ashford Road was **NOTED**. Cllr. Nelson reported that the amended application still shows the vehicle access close to Pope House Farm's entrance. Cllr. Crawford reported that Kent County Council did not appear to have any objections to the second entrance and had submitted transport statement appendices online.

6851 **CORRESPONDENCE.**

- (a) Wates. A letter received from Wates regarding the Town Council's comments in relation to their recently circulated leaflet was **NOTED**.
- (b) Limes Lane Protection Group. A letter and paper received from the Limes Land Protection Group (LLPG) in response to the Wates leaflet was **NOTED**.
  - (i) Mr. A. Poole from the LLPG addressed the Committee and provided background to the forming of the Group, which took place in August 2017, and is made up of residents. The main focus of the Group is to protect the land and Mr. Poole reinforced that this land was not required as part of the Ashford Local Plan 2030. Mr. Poole also stated that Wates currently had a promotion agreement with the landowner until 2029.

The Group is fully supported by the local Green Space Group, who are conducting a presentation at the Town Hall on 29<sup>th</sup> September 2018 at 11.00 am; residents are encouraged to attend.

Mr. Poole reported that Limes Land is still under threat and Wates are likely to put forward a planning application. Mr. Poole left copies of the LLPG's shortened response to the Wates proposals, which would be circulated to the public over time.

Mr. Poole asked for the Council's support in protecting Limes Land.

- (ii) A letter received from Wates dated 10<sup>th</sup> September 2018 was tabled. The letter indicates that Wates would like time to review the letter received from the LLPG and would welcome the opportunity to meet with them.

- (c) Land South of Tilden Gill Road – Application No. 18/0448/AS. A letter received from Urbanissta regarding the Town Council's comments on the above application on 9<sup>th</sup> July 2018 was **NOTED**.

6852 **ANY OTHER BUSINESS.** None.

**The meeting opened at 7.45pm and closed at 8.38pm**

The foregoing Minutes and Report were confirmed and signed at a meeting of the Planning Committee on the 8<sup>th</sup> day of October 2018.

Chairman \_\_\_\_\_ (08.10.2018)