

TENTERDEN TOWN COUNCIL



MINUTES OF THE SPECIAL PLANNING COMMITTEE MEETING HELD AT TENTERDEN TOWN HALL ON 11TH SEPTEMBER 2017

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

Officers Present: Deputy Town Clerk Mrs. C. Gilbert.

Others Present: Cllr. J. Link (ABC) and 3 members of the public.

6672 **APOLOGIES FOR ABSENCE.** Cllr. J. Curteis.

6673 **DECLARATIONS OF INTEREST.** Cllr. Nelson informed the Committee, for transparency, that he is a member of a business network that meets at Little Silver Country Hotel and had advised the owners on how to express their views in their response to Application 17/01203/AS. Cllr. Nelson would be taking part in the discussion and would vote.

6674 **MEMBERS' QUESTIONS.** Cllr. Lusty informed the members of the public that a site meeting had taken place at 5.00 pm at London Beach Hotel. The two sites were viewed, but not discussed. All members of the Planning Committee, apart from Cllr. Carter, were present.

6675 **PLANNING APPLICATIONS.** The Committee considered the following planning applications. It was **RESOLVED** that its recommendations would be submitted.

17/01084/AS London Beach Golf Club, Ashford Road.

Erection of five retirement cottages attached to the Hotel with associated car parking and landscaping.

SUPPORT with the conditions that the properties will remain permanent retirement residences and that further development does not take place on that side of the Hotel.

17/01203/AS London Beach Golf Club, Ashford Road.

Expansion of existing hotel to provide additional 8 no. two bedroom flats, 3 no two bedroom houses and 6 no. three bedroom houses for active retired people including associated parking, electric shuttle bus, other green transport initiatives and landscaping.

Mr. Johnston of Long Mead Ashford Road, and owner of Little Silver Country Hotel presented to the Committee his letter of objection submitted to Ashford Borough Council. Mr. Johnston's main points were that he was concerned that the applicants had placed disproportionate reliance on the outcome of the Tilden Gill appeal; it was too large a development for the site; Little Silver Country Hotel rely on the 60-80 weddings a year and employ 10 full time and 20 sessional staff. If

noise complaints arose from residents, any restrictions would affect both the business and staffing.

Mr. I. Marsden of Craythorne presented to the Committee on behalf of the Tenterden & District Resident's Association and a letter had been received from Ms. S. Nepp (TDRA Secretary). The main concerns were that the site lies outside of the urban boundary of St. Michaels and would encroach on the rural stretch between St. Michaels and High Halden; the potential development at Pope Farm could together with this application see approximately 100 additional houses built in the area; and the impact of increased traffic on the already busy main route in and out of St. Michaels and Tenterden.

OBJECT for the following reasons:

- (i) over development;**
- (ii) urbanisation of the approach to St. Michaels;**
- (iii) loss of rural character of area;**
- (iv) the development would increase parking issues;**
- (v) the impact on the neighbouring local business;**
- (vi) the idea of a shuttle bus was commended, but this would not be enough to address an increase in traffic problems.**

It was recorded that Cllr. Edwards did not support the objection 'increase in traffic problems'.

6676 **ANY OTHER BUSINESS.** None.

The meeting opened at 7.00pm and closed at 7.44pm

The foregoing Minutes and Report were confirmed and signed at a meeting of the Planning Committee on the 18th day of September 2017.

Chairman _____ (18.09.2017)