

TENTERDEN TOWN COUNCIL



MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT TENTERDEN TOWN HALL ON 11TH MARCH 2019

Councillors Present: M. Carter, Mrs. J. Curteis, H. Edwards (Vice-Chair), Miss N. Gooch, R. Isworth, Dr. L. Lovelidge, and J. Nelson.

Officers Present: Town Clerk Mr. P. Burgess, Deputy Town Clerk Mrs. C. Gilbert and Administrative Assistants Ms. S. Ratcliffe and Mrs. L. Owers.

Others Present: Cllrs. Mrs. S. Ferguson, M. Freeman, Mrs. P. Smith and A. Sugden (not members of this Committee) and 19 members of the public.

6937 **APOLOGIES FOR ABSENCE.** Cllrs. J Crawford (Chair), M. Hickmott, K. Mullholland and Mrs. C. Walder.

6938 **DECLARATIONS OF INTEREST.** None.

6939 **MINUTES.** The minutes and report of the meeting held on 11th February 2019 were confirmed and signed as a correct record.

6940 **MATTERS ARISING.** None.

6941 **COUNCILLORS QUESTIONS.** None.

6942 **REPRESENTATIONS FROM MEMBERS OF THE PUBLIC.** None.

6943 **PLANNING APPLICATIONS.** The Committee considered the following planning applications. It was **RESOLVED** that its recommendations would be submitted.

18/01850/AS Public Conveniences, Station Road.

Alterations to the ground floor to provide upgraded public conveniences and change of use to provide A1 and A5 uses (retail and hot food take-away) and erection of first floor extension for B1a (office).

Mr. D. Forrest of Station Road addressed the Committee with his concerns regarding the A5 (hot food take-away) element of the planning application. Mr. Forrest commented on the controversial addition of the A5 and was concerned that the Internal Committee on 13th August 2018 did not pick up on the addition. Residents and businesses nearby would be seriously disadvantaged by this use with anti-social behaviour, noise and rubbish. Mr. Forrest requested that the Town Council reverts to the plans initially agreed at the 23rd April 2018 Internal Committee meeting.

Cllr. Sugden (not a member of this Committee) spoke on behalf of the residents in his Ward. The residents were very

unhappy with the proposed A5 use and Cllr. Sugden would be strongly urging the Internal Committee to reject the A5 use.

Mrs. S. Farrant of Coombe Lane addressed the Committee with her concerns regarding the A5 use. Mrs. Farrant is the owner of Susie's Kitchen and by allowing A5 use, this would severely affect her business, which she took over 18 months ago. Mrs. Farrant raised her concerns with anti-social behaviour and had queries regarding where the bin store would be situated.

Cllr. Edwards noted that there were 11 objections to the planning application, all referring to the A5 use. Cllr. Edwards provided the Committee with several options regarding the application, which would be discussed at the Internal Committee meeting, following tonight's planning meeting.

COMMENTING: Tenterden Town Council recommends to Ashford Borough Council that a restriction is imposed to inhibit A5 (hot food take-away) use by Tenterden Town Council or a third party at Station Road toilets. This follows the Town Council receiving 11 objections to the proposal and reflection by the Town Council on the application itself.

- 19/00043/AS** **19 Pittlesden.**
Demolition of single storey outhouse and construction of new two storey extension; removal of existing garden shed replaced by construction of new garden office room.
SUPPORT.
- 19/00121/AS** **Boundary Farm, Cranbrook Road.**
Removal of agricultural occupancy condition on permission WE/3/48/22(a) (retrospective).
SUPPORT.
- 19/00124/AS** **21 Appledore Road.**
Erection of front and side extension.
SUPPORT.
- 19/00160/AS** **The Flat, 11 Grange Road.**
Conversion of existing first floor flat to 2 no. single bedroom flats to include lean-to extension incorporating dormers; additional windows on side elevations.
SUPPORT with a request that the Planning Officer investigates the neighbour's comments regarding the galvanised steel duct work.
- 19/00232/AS** **Little Westwell Farmhouse, Rolvenden Road.**
Removal of existing roof tiles, battens and bituminous membrane; fix new TLX Gold breathable insulated membrane over rafters; fix new tannalised battens and replace sound existing tiles making up with new tiles to match as required.
SUPPORT.

19/00252/AS **Costa Coffee, 13-15 High Street.**
New Costa Coffee non-illuminated linear fascia signage, reskin of existing illuminated hanging sign.
SUPPORT.

19/00260/AS **19 Haffenden Road.**
Proposed single storey rear extension; proposed outbuilding; change to external materials; change proposed terrace and parking.
SUPPORT.

19/00246/AS **1 Shoreham Lane.**
Proposed detached 3 bed house with parking.
Mrs. A. Ironside addressed the Committee with her concerns regarding this application. Mrs. Ironside reported that the access track was unmade; privacy would be an issue; the development was too large for the site. The access must be kept clear for all the residents who use the track to access their parking. The applicant had stated that Homestall House had set a precedent, however, Homestall's plot was four times the size of 1 Shoreham Lane. The access lane was also owned by Mr. & Mrs. Ironside and no permission had been sought regarding another property or access for the build.
OBJECT on the following grounds:
1. over-intensification of the site;
2. inadequate access;
3. undesirable and unreasonable development in the area.

6944 **NOTIFICATION OF DISCHARGE OF CONDITIONS.** List No. 009 was **NOTED.**

6945 **DECISIONS OF THE ASHFORD BOROUGH COUNCIL PLANNING COMMITTEE.** List No. 576 was **NOTED.**

6946 **LAND SOUTH OF TILDEN GILL ROAD (Application No. 18/00448/AS).**
Notification that Redrow had submitted an appeal to the Planning Inspectorate was **NOTED.**

6947 **SUB-COMMITTEE & WORKING GROUPS.**

- (a) Strategic Space Planning Sub-Committee. Cllr. Nelson reported that they were still waiting to hear from Mr. S. Cole with feedback following the meeting held on 4th February 2019; Cllr. Nelson requested that the Town Clerk contact Mr. Cole.
- (b) Selective Neighbourhood Plan Working Group. Cllr. Carter reported that comments should be received from Mr. Cole before work commences on the NHP. Cllr. Carter's view was that the NHP should encompass all of Mr. Cole's recommendations. Cllr. Carter also requested that the Town Clerk contacts Mr. Cole for feedback.

6948 **MINOR MATTERS.** None.

6949 **CORRESPONDENCE.** None.

6950 **ANY OTHER BUSINESS PREVIOUSLY NOTIFIED TO THE CHAIRMAN.** None.

The meeting opened at 7.45pm and closed at 8.40pm

The foregoing Minutes and Report were confirmed and signed at a meeting of the Planning Committee on the 8th day of April 2019.

Chairman _____ (08.04.2019)