

TENTERDEN TOWN COUNCIL



MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT TENTERDEN TOWN HALL ON 8TH APRIL 2019

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

Officers Present: Town Clerk Mr. P. Burgess, Deputy Town Clerk Mrs. C. Gilbert and Administrative Assistant Mrs. L. Owers.

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

6951 **APOLOGIES FOR ABSENCE.** Cllr. K. Mulholland and Cllr. P. Clokie (ABC).

6952 **DECLARATIONS OF INTEREST.** Cllr. H. Hickmott declared an interest in Application No. 19/00376/AS but would not leave the room. Cllr. Mrs. J. Curteis declared an interest in Application No. 19/00376/AS but would leave the room. Cllr. N. Gooch declared interests in Application No. 19/00243/AS and 19/00343/AS and would not leave the room.

6953 **MINUTES.** The minutes and report of the meeting held on 11th March 2019 were confirmed and signed as a correct record.

6954 **MATTERS ARISING.** None.

6955 **COUNCILLORS QUESTIONS.** None.

6956 **REPRESENTATIONS FROM MEMBERS OF THE PUBLIC.** Mrs. V. Bance wished to speak regarding Application No. 19/00243/AS.

6957 **PRESENTATION FROM REDROW HOMES.**

- (a) There was a presentation from Mr. M. Besant, a representative of Redrow Homes. There were currently three applications running in tandem: (i) an appeal for the previous outline permission; (ii) access and relocated parking bays reserved matters; and (iii) reserved matters for the full 100 proposed units. Mr. Bessant reported that since the application was put forward in early 2018, seven iterations have been made to the plans. In the latest plans, the flats were moved from the South East corner to the North West and North East corners of the site. The controversial three-storey flats have been reduced to 2.5 storeys by reducing the eaves and the ridgelines as the outline permission permits. There will now be a 15m buffer along the entire boundary and the area of outstanding natural beauty boundary on the South East Corner now has two storey properties rather than three-storey flats.

- (b) Mrs. V. Bance of Tilden Gill addressed the Committee with her concerns regarding the access onto the site and the width of the relocated parking bays. The roads around Tilden Gill and Priory Way are already under pressure and will make access difficult for lorries. There are also issues with the public footpath AB36; many people use this footpath to access through to Sandy Lane and will now have to cross two roads, one of which is a junction.

There are still issues with the entrance being opposite the play park and the concerns over children running into the road. *A full copy of Mrs. Vance's representation can be found on the Town Council's website.*

- (c) Mrs. H. Whitehead of Appledore Road queried whether the 15m buffer to the ancient woodland was legal and requested clarification on potential flooding from rainwater off the buildings.
- (d) Mr. Bessant reported that outline permission has been granted for 100 units, therefore, by reducing the flats further to two-storey would not be financially viable. With regard to the access, the arrangements had been approved in the outline permission granted by the Planning Inspectorate and there is no alternative access.
- (e) Mr. Bessant reported that the site will have more than sufficient parking available therefore the development should not impact on the other roads. The issues raised with regard to possible flooding, Redrow are legally required to supply a SUDS report and the site achieves more than enough run off.
- (f) Cllr. Knowles commented that Ashford Borough Council's Supplementary Planning Document (October 2010) states that the residential design of parking bays should be capable of expansion up to 3.3 meters to take into account mobility needs. Cllr. Knowles requested that Redrow confirms this allowance in writing to the Town Clerk.
- (g) Cllr. Isworth queried which planning application had gone to appeal. Mr. Bessant confirmed that the last proposal that was submitted to Ashford Borough Council (ABC) in January/February 2019 has been sent. Mr. Bessant confirmed that the start date of the appeal is due in June/July; if ABC determine the application by then, Redrow would withdraw the appeal.
- (h) Cllr. Carter asked if Redrow would be willing to meet with residents to run through their queries on the site plan and perhaps bring along a transport consultant. Mr. Bessant reported that Highways had not raised any issues to date. It was suggested that a meeting takes place with residents to address concerns and perhaps bring along boards containing all the plans.
- (i) Cllr. Dr. Lovelidge raised her concerns regarding the play area being situated near the entrance to the development. Mr. Bessant reported that although this was not in their remit as it was outside of the development, he would put a proposal forward with regard to the installation of barriers.
- (j) Mrs. A. Clark of Shrubcote raised her concerns regarding lorries entering the site as the junctions within Shrubcote, Priory Way and Tilden Gill were already very busy. Mrs. Clark also queried where the workers vehicles would be parked.

Mr. Bessant reported that a Construction Management Plan would be in place which would include restricted times for lorries, frequency of arrival, wheel washing, etc. This would also state that lorries would not be permitted to queue on the roads. Mr. Bessant also reported that there would be adequate parking on the site for workers vehicles.

- (k) Cllr. Crawford enquired whether Redrow would consider an advisory group being set up to discuss some of the finer details of the development with resident and councillor representatives once the development starts. Mr. Bessant agreed to take the idea back to Redrow for consideration.
- (l) Ms. K. Packham of Tilden Gill commented that all the maps presented by Redrow varied with regard to the buffer strip behind the flats. It was agreed that clearer maps would be brought along to the public meeting when arranged.

6958 **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 internal alterations and single storey rear extension.
It was agreed that the Listed Building Officer should determine this application.

18/01636/AS **1 Grove Cottage, Smallhythe Road.**
Erection of 2 no. semi-detached dwellings in part of existing garden with associated parking and new access.
SUPPORT on Condition that KCC Highways do not raise concerns regarding the visibility splays.

19/00237/AS **Travelux Ltd, 8-9 East Cross.**
Freestanding illuminated double sided heritage style post sign.
SUPPORT on Condition that the sign is only illuminated during the hours of trading.

19/00243/AS **Land South and East of Tilden Gill Road.**
Application for the approval of reserved matters (site access and provision of 16 relocated parking bays and associated landscape works) pursuant to outline permission re 14/01420/AS for the erection of up to 100 dwellings, parking, landscaping, open space and associated works.
DEFERRED to 29th April 2019 meeting.

Cllr. Miss. Gooch abstained from voting.

19/00277/AS **Old Barrack Farm, Reading Street.**
Repair works to pitched roof over attic rooms.
It was agreed that the Listed Building Officer should determine this application.

19/00295/AS

Old Barrack Farm, Reading Street.

Reinstatement of cloakroom in attic room (north end). New cloakroom in attic room (south end). Change from first floor bed/dressing room to en-suite. Retrospective.

SUPPORT.

19/00337/AS

The Woodlands, Swain Road.

Private use of a stable building, 4. No stables with hay store, tack room, integral wash bay, feed store, store room and solarium, foaling box and ménage with separate muck clamp. Cllr. Mrs Jean Curteis had been handed an objection comment from Jonathan Wilkinson who owns a property opposite The Woodlands which was sent in to Ashford Borough Council but has not appeared on their website.

OBJECTS for the following reasons:

- (i) Over-development/over-intensification of the site**
- (ii) Traffic issues with regard to the new entrance, particularly situated near a sharp bend. This is particularly of concern due to the potential of horse boxes/delivery vehicles using this entrance.**
- (iii) Although the application states 'private use' the evidence lends itself more to commercial.**
- (iv) Manège – most manèges are floodlit/illuminated, and this would completely be inappropriate in this setting.**

19/00343/AS

Flat 3, Greenhedges, Beacon Oak Road.

Loft conversion to include roof lights on the west elevation and removal of chimney stack to provide additional living accommodation serving Flat 3, Greenhedges.

SUPPORT.

Cllr. Miss. Gooch abstained from voting.

19/00358/AS

Robinia Cottage, Ashford Road.

Single storey side extension and front extension; proposed porch; landscaping; fencing and changes to external materials.

SUPPORT on Condition that a thorough construction plan is submitted which will address the parking restrictions and unloading issues along the stretch of the A28 in front of the property. The close proximity of a pedestrian island, the entrance to Homewood School accessed by buses and coaches, and also the fire station should also be taken into consideration.

19/00359/AS Robinia Cottage, Ashford Road.

Single storey side extension and front extension; new porch; opening between the main dwelling and proposed extension; relocation of staircase; new WC at ground floor level; blocking up 2 no. existing door openings; creation of new door openings; repairs and maintenance to existing structural elements at ground and first floor level; alterations to fenestration; changes to external materials.

It was agreed that the Listed Building Officer should determine this application.

19/00376/AS Breton Court, Grange Road.

Variation of condition 2 on planning permission 16/00751/AS to allow for changes to the design of the approved development.

SUPPORT.

Cllrs. Hickmott & Mrs. Curteis abstained from voting.

19/00407/AS 55 Golden Square.

Rear canopy over new French doors; extension to link and replacement roof.

SUPPORT.

6959 **NOTIFICATION OF DISCHARGE OF CONDITIONS.** List No. 010 was **NOTED**.

6960 **DECISIONS OF THE ASHFORD BOROUGH COUNCIL PLANNING COMMITTEE.** List No. 577 was **NOTED**.

6961 **NEIGHBOURHOOD PLAN.** Guidance from ABC on the scope of the plan was **NOTED**. Cllr. Mrs. Walder reported that cycle paths have now been included in the Neighbourhood Plan.

6962 **SUB-COMMITTEE & WORKING GROUPS.**

(a) Strategic Space Planning Sub-Committee. Cllr. Nelson reported that further meetings would need to be held in the new Council term and the Strategic Space Document may have to be renamed and form part of Ashford Borough Council's Conservation Area Management Plan.

(b) Selective Neighbourhood Plan Working Group.

(i) The formal designation of the Neighbourhood Area – Tenterden was **NOTED**.

(ii) The Terms of Reference for the Selective Neighbourhood Plan Steering Group were **APPROVED**.

6963 **MINOR MATTERS.** None.

6964 **CORRESPONDENCE.** None.

6965 **ANY OTHER BUSINESS PREVIOUSLY NOTIFIED TO THE CHAIRMAN.** None.

The meeting opened at 7.00pm and closed at 8.20pm

The foregoing Minutes and Report were confirmed and signed at a meeting of the Planning Committee on the 29th day of April 2019.

Chairman _____ (29.04.2019)