

TENTERDEN TOWN COUNCIL



MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT TENTERDEN TOWN HALL ON 29TH APRIL 2019

Councillors Present: M. Carter, J. Crawford (Chair), Mrs. J. Curteis, H. Edwards (Vice-Chair), Miss N. Gooch, 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 and M. Freeman (not members of this Committee), Cllr. P. Clokie (ABC), Mr. M. Besant from Redrow Homes and 18 members of the public.

6966 **APOLOGIES FOR ABSENCE.** Cllrs. H. Hickmott, R. Isworth and K. Mulholland.

6967 **DECLARATIONS OF INTEREST.** Cllr. Miss. N. Gooch declared interests in Application Nos. 19/00243/AS and 19/00340/AS but would not leave the room when discussed. Cllr. Mr. H. Edwards declared an interest in Application No. 19/00487/AS and would leave the room when discussed. Cllr. J. Nelson declared an interest in Application No. 19/00301/AS and would leave the room when discussed. Cllr. Mrs. C. Walder declared interests in Application Nos. 19/00555/AS and 19/00556/AS and would leave the room when discussed.

6968 **MINUTES.** The minutes and report of the meeting held on 8th April 2019 were confirmed and signed as a correct record.

6969 **MATTERS ARISING.** None.

6970 **COUNCILLORS QUESTIONS.** None.

6971 **REPRESENTATIONS FROM MEMBERS OF THE PUBLIC.** Mrs. V. Bance wished to speak regarding Application Nos. 19/00243/AS and 19/00340/AS. Mr. T. Lewis wished to speak regarding Application No. 19/00473/AS.

- (a) Mrs. V. Bance reported that on Wednesday 24th April, several residents attended a meeting with the same two representatives of Redrow who came to the 8th April Planning Meeting but, contrary to their promises, there were no specialists from either the transport or landscaping departments present to answer the technical questions that they were unable to answer before, even though the questions were sent to Redrow in advance of that meeting and Redrow have not supplied all the information requested such as providing a definitive boundary plan of the site. Mrs. V. Bance commented on a letter received from KCC Highways dated 9th April which advised that the car parking spaces are too small and would lead to difficulty for users. KCC advised that the spaces must be 2.5 metres by 5 metres and this should be rectified before further comments are made. *A full copy of Mrs. Bance's representation can be found on the Town Council's website.*

Cllr. Dr. Lovelidge thanked Mrs. Bance for providing a very good summary and suggested that it was forwarded to the Borough Councillors.

Cllr Crawford asked if Mr Besant representing Redrow had anything further they wish to add, which they did not.

6972 **PLANNING APPLICATIONS.** The Committee considered the following planning applications. It was **RESOLVED** that its recommendations would be submitted.

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.

Cllr. Dr. Lovelidge reported that there were issues with the proposed sizing of the parking bays and there are issues with turning space. Cllr. Crawford reported that on researching parking standards, he had come across a variety of sizing and Redrow's sizing still fell below the standards.

OBJECT on the grounds that the relocated parking bays are below the recommended dimensions of Kent County Council Highways and Transportation. As per KCC's comments, the bays should be 2.5m x 5m with a 6m reversing distance.

Cllr. Miss. Gooch abstained from voting.

19/00340/AS **Land South and East of Tilden Gill Road.**

Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to extant outline permission ref 14/01420/AS for the erection of up to 100 dwellings, parking, landscaping, open space and associated work (revision to planning application 18/00448/AS).

Cllr. Crawford reported that the flats had been reduced to 2.5 storey, however, he could not find any mention of building heights in the outline planning permission.

Cllr. Dr. Lovelidge commented that Redrow had moved parts of the development which was appreciated, however, 2.5 storey flats were out of keeping with the area.

Cllr. Crawford pointed out that Redrow do have an appeal lodged and if the application is turned down, then the January detailed plan would be put forward.

Cllr. Nelson confirmed that there should be awareness of the Appeal, however, the Committee should support the Ward members views due to their links with the residents who are affected by the development.

OBJECT on the grounds that the 2.5 storey flats are inappropriate for this development and not in keeping with the surrounding housing supply. These should be reduced to two-storey.

Cllrs. Miss. Gooch and Crawford abstained from voting.

Cllr. H. Edwards objected to the motion. Cllr. Edwards provided background information on the Tilden Gill site and the history surrounding the current Tilden Gill development. Redrow have negotiated with ABC to gain access to their site. The reserved matters have been thrashed out between Redrow, ABC, Belgar Residents Group and other represented residents. 100 homes only fit's this site by building flats with houses. Cllr. Edwards believed that Redrow as the applicants have reached the limits of their compromises. Cllr. Edwards could not add his vote to the motion passed therefore voted against.

Cllr. Dr. Lovelidge reported that ABC had to sell the land due to duty of care, not for a profit gain, and the issue went to the Courts.

Cllr. Crawford reported that he had abstained from voting due to his concerns that if the application was rejected by ABC that the Appeal would win, and this would mean a worse layout for the development and surrounding residents.

Cllr. Nelson left the room.

19/00301/AS 7A East Cross.
Construction of new Garden Office.
SUPPORT.

Cllr. Nelson returned to the room.

19/00473/AS Morghew Park House, Smallhythe Road.
Removal of restrictive time condition on planning permission 13/00900/AS to allow 24 hours per day 7 days per week operation for the gate at Position A located south of Morghew Park House.

Mr. T Lewis who runs the Morghew Park Estate on Smallhythe Road, spoke in opposition of this application. There were two applications made by his neighbour in Morghew Lane in October 2012 and February 2013, both of which were thrown out by Tenterden Town Council and Ashford Borough Council. Later that year his neighbour went ahead and built the gates regardless and then made a retrospective planning application which was again refused. However, he was allowed on Appeal to keep the gates in place on condition that they had to remain open from 7am to 5.30 on every day of the year.

Mr. Lewis reported that the applicant is seeking to overturn the planning condition and have the gate adjacent to the potato shop closed at all times. The gate opens very slowly

for all of the hundreds of daily vehicles used by the estate's 25/30 residents; its staff; customers of the potato shop; and farm's general operations. Since the 16th April 2019 the gate is already closed at all times in preparation for his plans to graze cattle on his front garden. Mr. Lewis hoped that the latest application is also refused.

Cllr. Mrs. Walder asked Mr. Lewis whether he had faith that the KCC site visit might resolve things. They have indicated that the applicant could retain one gate but use electric fencing. Would the retention of one gate and electronic fencing be enough? Mr. Lewis believed it would not.

Cllr. Edwards commented that he agreed with Mr. Lewis' views. Cllr. Edwards highlighted some of the key documents submitted by the applicant. The byway has been unlawfully restricted for several years.

Cllr. Carter commented that the application would affect the character of the listed building.

OBJECT on the grounds that the access is currently being unlawfully restrictive to users as the gate is kept closed 24 hours a day, seven days per week. This is in breach of the condition imposed by the Planning Inspectorate on 9th December 2014. Closure of the gate during business hours is affecting Morghew Farm's trade and would continue to do so. The Town Council also raised concerns regarding affecting the character of the listed building.

19/00482/AS St. Michaels & All Angels Parish Church, Ashford Road.
Construction of an all-weather footpath through the Churchyard linking the tarmac drive to the north with a short footpath into Marshall's Land to the south (revision to surface as approved under planning permission 18/01379/AS).
SUPPORT.

19/00484/AS 14 East Cross.
Installation of loft access hatch and egress roof light for maintenance purposes.
It was agreed that the Listed Building Officer should determine this application.

Cllr. Edwards left the room.

19/00487/AS Beacon Oak House, 78 Ashford Road.
Change of use of former Care Home (Class C2 use) to dental practice (Class D1 use) and residential unit (Class C3 use), demolition of garage, the erection of a two-storey extension to the rear of the property, provision of a new basement area, the creation of a new onto Ashford Road, the provision of car parking, and associated works at 78 Ashford Road.
DEFERRING a decision pending a site visit. An extension for comments will be requested to the Planning Officer.

Cllr. Edwards returned to the room.

19/00491/AS The Vine Inn, 76 High Street.

Installation of 2 no. new Victorian style awnings to the front elevation.

SUPPORT on Condition that an appropriate minimum height and projection of the awnings is agreed with Ashford Borough Council.

Cllr. Miss. Gooch abstained from voting.

19/00493/AS 72 High Street.

Installation of new non-illuminated Vision Express logo and Branding Fascia, all framing including doors re-painted, repair to work or damaged areas on the front elevation to match existing, erection of new stud partitions, lighting, furniture, wall and floor finishes.

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

19/00514/AS Bugglesden, Bugglesden Road.

New shepherds hut with associated parking area and path, for use as holiday let.

SUPPORT.

Cllr. Mrs. Walder left the room.

19/00555/AS Waters Land, Grange Road.

Single storey rear linked extension to provide ancillary annexe accommodation (revision to planning permission 18/00787/AS).

SUPPORT.

19/00556/AS Waters Land, Grange Road.

Single storey rear linked extension to provide ancillary annexe accommodation (revision to planning permission 18/00787/AS).

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

Cllr. Mrs. Walder returned to the room.

6973 **NOTIFICATION OF DISCHARGE OF CONDITIONS.** None had been received.

6974 **DECISIONS OF THE ASHFORD BOROUGH COUNCIL PLANNING COMMITTEE.** List No. 578 was **NOTED.**

6975 **ASHFORD BOROUGH COUNCIL LOCAL PLAN 2030.** Ashford Borough Council was congratulated on the adoption of the Local Plan and for all their hard work in its production.

6976 **SUB-COMMITTEE & WORKING GROUPS.**

(a) Strategic Space Planning Sub-Committee. There had been no further meetings.

- (b) Selective Neighbourhood Plan Working Group. Cllr. Mrs. Walder reported that there are three launch events taking place on 7th, 8th and 11th May in St. Mildred's Church, further details of which can be found on the Town Council's website. Cllr. Nelson asked whether the Neighbourhood Plan categorically included cycling, walking and riding facilities. Cllr. Mrs. Walder reported that it is one of the working groups, so yes it could be categorically confirmed.

6977 **MINOR MATTERS.**

- (a) Tree Preservation Order – T1 Oak, 93 High Street, Tenterden. The Tree Preservation Order was **NOTED**.

6978 **CORRESPONDENCE.** None.

6979 **ANY OTHER BUSINESS PREVIOUSLY NOTIFIED TO THE CHAIRMAN.** Cllr. Crawford announced that tonight was Cllr. H. Edwards' last Town Council Committee meeting after being a member of Tenterden Town Council for 40 years. Cllr. Edwards had been a great source of knowledge and support, especially with regard to planning, and he will be greatly missed by all. A presentation was made to Cllr. Edwards, which was the first instalment of many to show the Council's appreciation for his devotion to the Town.

Cllr. Edwards responded that he was overwhelmed and that it would be his last Committee meeting of the Town Council. Cllr. Edwards had enjoyed working with everyone and had watched 61 former Councillors exit through the door; he felt that it was his time to go through the door as well.

The meeting opened at 7.00pm and closed at 8.00pm

The foregoing Minutes and Report were confirmed and signed at a meeting of the Planning Committee on the 3rd day of June 2019.

Chairman _____ (03.06.2019)