

TENTERDEN TOWN COUNCIL



MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT TENTERDEN TOWN HALL ON 1ST JULY 2019

Councillors Present: M. Carter, V. Cole, J. Crawford (Chair), Mrs. J. Curteis, K. Mulholland, R. Quinton and Mrs. C. Walder (Vice-Chair).

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 R. Parkin (not members of this Committee), Cllr. P. Clokie (ABC) and 13 members of the public.

6996 **APOLOGIES FOR ABSENCE.** Cllrs. Miss. A. Gardner, C. Knowles, Dr. L. Lovelidge and Mrs. P. Smith.

6997 **DECLARATIONS OF INTEREST.** Cllr. Mrs. Walder declared an interest in Application No. 19/00746/AS and would leave the room. Cllr. Carter declared an interest in Application No. 19/00715/AS and would leave the meeting, but not the room.

The Deputy Town Clerk reminded the Committee that, as per Standing Order 13b, Councillors with Disclosure of Pecuniary Interests should leave the meeting when discussed. The Town Clerk's advice in these circumstances would always be to leave the room. However, Cllr. Carter stated that he will remain in the public area, but take no part in the debate.

Cllr. Carter reported that he had requested a dispensation from the Town Clerk. The Town Clerk responded that it would be not awarded as this was a clear Pecuniary Interest.

6998 **MINUTES.** The minutes and report of the meeting held on 3rd June 2019 were confirmed and signed as a correct record.

6999 **MATTERS ARISING.** None.

7000 **COUNCILLORS QUESTIONS.**

(a) Cllr. Carter had circulated for information an article from the Sunday Times regarding Prince Charles being on a mission to banish hideous housing estates and an insight into Prince Charles' latest project. Cllr. Carter asked whether the architect who designed Tent1a could be recommended as the artist for Tent1b. The Town Clerk responded that it would be up to the landowners which architect was used.

7001 **REPRESENTATIONS FROM MEMBERS OF THE PUBLIC.** Mrs. V. Bance on the Notice of Appeal on the Reserved Matters for Land South of Tilden Gill Road; Mr. E. Boulton on Application No. 18/00928/AS; Mrs. Hobbins on Application No.

19/00715/AS; Mr. M. Truman on Application No. 19/00715/AS; and Mr. M. Carter on Application No. 19/00715.

Some of the key points from each representation will be included in the minutes, however, full copies of the speeches will be uploaded to the Council's website, subject to the speaker's approval.

7002 **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 single storey rear extension.

Cllr. Crawford reported that Cllrs. Crawford, Mrs. Curteis, Knowles, Dr. Lovelidge and Quinton, as well as the Deputy Town Clerk had carried out a site visit to Priory Lodge.

Mr. E. Boulton of Priory Lodge reported that the proposal was sympathetically designed as a traditional, Kent style, oak framed structure with a low hipped roof which was in keeping with other buildings in the immediate area. As this is a single storey extension; it will have no impact to light or privacy to the adjoining neighbour and it was proposed that a fence be added between the gardens, which would in fact improve the privacy concerns.

SUPPORT.

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.

Cllr. Crawford reported that Cllrs. Carter, Crawford, Mrs. Curteis and Quinton, as well as the Deputy Town Clerk had carried out a site visit to 78 Ashford Road.

SUPPORT on Condition that (i) appropriate screening is put in place on the West and Southern boundaries to protect neighbouring properties; (ii) site lines need to be checked for the proposed exit to protect pedestrians; (iii) a separate footpath is installed for pedestrians in order to access and leave the site safely.

19/00551/AS 1066 Archery Club, Pickhill Farm, Smallhythe Road.

Retrospective construction of poly tunnel.

SUPPORT.

19/00663/AS Chennell Park Farm, Chennell Park Road.

Two storey extension, balcony to front; new garage/workshop, stables, and ancillary storage barn.

DEFERRED TO 5TH AUGUST 2019 MEETING PENDING SITE VISIT AND AMENDED PLANS.

19/00679/AS 14 Burgess Drive.

Erection of Conservatory to rear elevation.

SUPPORT on Condition that ABC ensures the plot boundary is correctly drawn to show the true location of the conservatory.

Cllr. Carter left the meeting, but not the room.

19/00715/AS Land at Homewood School Adjoining Fire Station, Ashford Road.

Erection of apartment block containing 7 dwellings, a carport with a dwelling over along with associated parking and amenities.

Mrs. Hobbins, a resident who lived near to the proposed development, reported that this planned development would directly impact on her property which she has lived in since 1980 and she expressed her concerns with privacy and noise. The digging of foundations could have a detrimental affect on the tree root system and the destabilising of the roots could cause problems as her property is in close proximity to the larger trees. Parking could also be an issue as on the plans there is only one visitor parking space allocated to each property and national statistics show there are 2.8 cars per household.

Mr. M. Truman of Henley Fields reported that he was concerned about the footings which would need to be extremely deep as the proposed plot is 7 metres above the water level of his "spring fed" natural lake and pond. Mr Truman is concerned that the underground streams would be affected causing his lake and pond to be starved of water and also the effect on wildlife such as owls, bats and badgers with light pollution from this development.

Mr. M. Carter of West Cross (the applicant) reported that the designed units comply with National Planning Policy Framework and the newly adopted Ashford Borough Council Local Plan 2030. The affordable units are proposed to be marketed to teachers, medical staff and essential services prior to going to the open market. High levels of insulation will be incorporated in renewable energy sources making this a Co2 neutral development with low density apartments. Provision would be made for electric charging for bikes and cars and the moving of the gates into the school will allow easy access to apartments. Mr. Carter advised that the drainage would be linked to the mains in Ashford Road. The trees had been assessed and there would be no effect on the trees or their root systems.

Cllr. Crawford reminded the Committee that all applications should be determined on their material merits.

Cllr. Quinton reported that he had visited the site and commented that the plot was extremely small. It was unclear from the plans how the buses would safely access the school as the road had been included in the plot size. Cllr. Quinton reported that the measurements he took would mean that the proposal would be deemed over-development. There were also issues with an Oak tree only 60ft away from the building; lack of parking spaces for the number of dwellings; and during the winter months, the lack of privacy for the properties to the rear of the site.

Cllr. Mrs. Curteis agreed with Mrs. Hobbins concerns. Cllr. Mrs. Curteis reported that there were issues with drainage on the site and also that the trees should remain in situ to help absorb the carbon emissions produced by the buses and vehicles visiting the School.

Cllr. Mulholland agreed in principle with his colleagues, but also raised his concerns with the inadequate parking on site and the increase in traffic issues on the A28 nearby. Cllr. Mulholland also noted that Highways had rejected the application on the lack of parking. Cllr. Cole raised his concerns at the impact on ecology.

Cllr. Mrs. Walder reported that ancient woodlands were located only 35m away from the site. There would be an impact on ecology and it was too much development in the wrong place. Cllr. Mrs. Walder asked Mr. Carter how the dwellings would be offered to key workers. Mr. Carter responded that an arrangement would be made for the units to be offered to medical staff, fire service, the police in the first instance on an informal basis. These would not be made available to housing associations.

OBJECT on the following grounds: (i) over development – the plot includes the access road resulting in an increase in housing density in the buildable area; (ii) lack of parking – only one parking space is allocated per dwelling and this is not compliant with TRA3a; (iii) impact on the Highway and access to the School; (iv) impact on neighbouring properties including the loss of privacy in the Autumn/Winter; (v) the proposed property is too close to the rootage of the Oak Tree which is not stated on the plans; (vi) impact on ecology including a badger set.

Cllr. Carter returned to the meeting.

19/00722/AS 68 Chalk Avenue.

Proposed single storey side and rear extensions.

SUPPORT.

Cllr. Mrs. Walder left the room.

19/00746/AS Goodshill Farmhouse, Cranbrook Road.

Erection of a timber summerhouse/outbuilding; extension of driveway to provide additional parking; alteration to fenestration on annexe; conversion of garage space to habitable accommodation.

Cllr. Quinton commented that there were inadequate dimensions on the drawings provided and requested that a deferment was requested in order for these to be provided. The Deputy Clerk showed the Committee scaled drawings from the planning portal and, although these were simple, the Committee moved to vote on supporting the application.

SUPPORT.

Cllrs. Cole, Mulholland and Quinton voted against the motion. Cllr. Crawford had the casting vote to Support.

Cllr. Mrs. Walder returned to the room.

19/00785/AS Woolpack Hotel, 26 High Street.

External alterations in connection with upgrading of Barn space to rear of property including installation of 2 flues, 2 pairs boarded doors with glazed doors behind and existing window uncovered and overhauled – with associated LB Ref 19/00786/AS – internal and external alterations in connection with refurbishment of existing premises to improve kitchen facilities, rearrangement of the bar counter, fitting out of the storage area and upgrading of Barn to rear of property.

SUPPORT on Condition that adequate sound proofing is installed in the Barn and that comments are obtained from Environmental Health before determination.

19/00786/AS Woolpack Hotel, 26 High Street.

External alterations in connection with upgrading of Barn space to rear of property including installation of 2 flues, 2 pairs boarded doors with glazed doors behind and existing window uncovered and overhauled – with associated LB Ref 19/00786/AS – internal and external alterations in connection with refurbishment of existing premises to improve kitchen facilities, rearrangement of the bar counter, fitting out of the storage area and upgrading of Barn to rear of property.

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

19/00787/AS **9 St. Michael's Terrace, Grange Road.**
 Replacement of three windows to the front elevation;
 replacement of front door.
SUPPORT.
 Cllr. Carter voted against the motion.

19/00122/TC **Woolpack Hotel, 26 High Street.**
 Ash (T1) removal and stump ground; Conifer (T2)
 remove and stump ground; Holly (T3) removal and
 stump ground; Hawthorn (T4 & T5) removal and
 stump ground.
**It was RESOLVED to leave the decision to the
 Tree Officer, however, the Town Council would
 like to see replacement trees or hedging planted
 on site.**

7003 **NOTIFICATION OF DISCHARGE OF CONDITIONS.** List No. 12 was **NOTED.**

7004 **DECISIONS OF THE ASHFORD BOROUGH COUNCIL PLANNING COMMITTEE.** List No. 580 was **NOTED.**

7005 **NOTICE OF APPEAL – LAND SOUTH OF TILDEN GILL ROAD.**

- (a) Mrs. V. Bance of Tilden Gill addressed the Committee with her concerns regarding the Appeal and her concerns that Ashford Borough Council would support the latest reserved matters in order to stop the appeal.
- (b) Cllr. Crawford reported that he was against the appeal and it was inappropriate when a new Reserved Matters application was still to be determined by Ashford Borough Council. Cllr. Crawford highlighted that good progress had been made with Redrow Homes on the latest Reserved Matters, although the issue of the height of blocks of flats were still a concern. It was **RESOLVED** to write to the Planning Inspectorate with the Town Council's objections to the Appeal.

7006 **EXISTING SUB-COMMITTEE & WORKING GROUPS.**

- (a) Selective Neighbourhood Plan Sub-Committee. The minutes from the meeting held on 30th May 2019 were **NOTED.**
- (b) Conservation Area Management Plan Sub-Committee. Cllr. Crawford reported that a response had now been received from Mr. S. Cole and Cllrs. Nelson and Crawford and the Town Clerk will arrange a meeting with Mr. Cole. It is hoped that an update will be available for the next Planning meeting.

7007 **MINOR MATTERS.** None.

7008 **CORRESPONDENCE.** None.

7009 **ANY OTHER BUSINESS PREVIOUSLY NOTIFIED TO THE CHAIRMAN.**

- (a) Cllr. Crawford reported that Cllr. Miss. Gardner had resigned from the Planning Committee.

The meeting opened at 7.00pm and closed at 8.17pm

The foregoing Minutes and Report were confirmed and signed at a meeting of the Planning Committee on the 5th day of August 2019.

Chairman _____ (05.08.2019)