

TENTERDEN TOWN COUNCIL



MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT TENTERDEN TOWN HALL ON 21ST MAY 2018

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

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

Others Present: Cllrs. Mrs. S. Ferguson and C. Knowles (not members of this Committee), Cllr. P. Clokie (ABC) and 13 members of the public.

6787 **APOLOGIES FOR ABSENCE.** Cllrs. H. Hickmott and R. Isworth.

6788 **DECLARATIONS OF INTEREST.** Cllr. Nelson declared an interest in Agenda Items 9(i) and 9(ii); Cllr. Edwards declared an interest in Application No. 18/00491/AS and would leave the room; Cllr. Miss. Gooch declared an interest in Agenda Item 9(i) as had been lobbied by residents.

6789 **MINUTES.** The minutes and report of the meeting held on 23rd April 2018 were confirmed and signed as a correct record.

6790 **MATTERS ARISING.**

- (a) Application No. 18/00448/AS – Land South of Tilden Gill Road, Tilden Gill Road. Mr. D. Fryd from Chelgate and Ms. K. Waldron from Urbanissta attended the meeting to provide more details of the Tilden Gill development. Mr. Fryd reported that they were still at the consultation stage and Ashford Borough Council have said they will continue to take feedback. Ms. Waldron reported that they were currently looking at revising the layout of the development and would be resubmitting the plans. They were looking at refacing the affordable blocks located near the area of outstanding beauty. Ms. Waldron advised that green spaces are fixed with ecology at 1.66 hectares and these need to be retained. They were also looking at the site entrance and materials used to build the properties.

Mr. P. Young of Belgar spoke on behalf of the Belgar Residents Group. Mr. Young reported that the Group is fundamentally opposed to the development, on unallocated land, right next to the AONB and ancient woodland, and with no secured access arrangements at the time of Appeal. The Group accept that Outline Planning Permission was granted, but the Group required the Town Council's support to make the best of a bad lot. The Group had three areas which required addressing.

- (i) *Type of Housing* - Redrow are proposing to build Arts & Crafts style housing. These are not typical of the Weald of Kent, nor will they provide an appropriate context for the farmstead of buildings.

- (ii) *Buffer Zone* – whilst outline planning permission has been granted, the Appeals Inspector was at pains to point out that any development should respect the setting of the listed buildings and should have a “suitably designed detailed layout”. Following the Group’s consultation with their appointed private planning consultant, they met with Redrow and requested the recommended 15-meter buffer zone around the farmstead buildings; very disappointingly they still propose to put the ends of five houses immediately on the western boundary. Along this boundary runs an unadopted foot path, which is used by all the locals to access the woods and lake beyond. There is more than sufficient allowance for open space within this development to move these houses away from the boundary, whilst maintaining a lovely wide walk way for all the locals to continue to use, with appropriate planting. It will also avoid undermining the roots of large established trees on this boundary which belonging to the home owners.
- (iii) *Boundary Treatments* - there needs to be a clear delineation between the new development and the historic farmstead buildings. Redrow are proposing merely ranch style fencing, which would be open style fencing approximately 1.2 meters high. This would not provide a tangible screen between ourselves and 100 new households. Whilst we are not suggesting 6ft close board fencing, a proper privacy barrier with mature planting is needed, so as not to entirely ruin the historic setting of the farmstead buildings and so that we are cordoned off from the development.

Mr. Fryd responded to the comments that as part of the consultation process there were 65 separate responses, of which only 16% commented that the style of housing was inappropriate. He also stated that the buffer zone was in accordance with the advice they had received, however, they will revisit. Ms. Waldron responded that comments regarding half hip roofs was beyond her remit, however, they were currently looking at styles of bricks and materials. With regard to the ranch style fencing, they had met with Planning Officer and discussed the issue of boundary treatments and they are now looking at ideas to include in the resubmission.

Cllr. Crawford requested clarification as to who asked for the proposed play area to be removed from the plans; Ms. Waldron responded that the Planning Officer asked for it to be removed at the beginning of the pre-application process as there was a play area nearby. Cllr. Dr. Lovelidge reported that many residents were not happy and felt they had not been consulted; they were concerned with the access to the development, which was located opposite a play area. Cllr. Dr. Lovelidge suggested the planners went back to the residents located near the development.

Cllr. Edwards asked whether the wider walkway for the buffer zone could be taken from the 1.66 hectares; Ms. Waldron responded that once the ecology areas are allocated, they cannot be touched. Cllr. Edwards also asked the Residents Group what type of boundary they would prefer instead of the ranch style fencing; Ms. J. Johnson responded that they would prefer mature planting so there was a clear delineation between the ranch fencing which would only be 2.5m high.

Cllr. P. Clokie (ABC) requested a copy of the Resident Group’s letter and also the Town Council’s response.

It was **RESOLVED** to **OBJECT** to the application for reserved matters in support of the three areas raised by the Residents Group with the addition of including a play area in the development.

6791 **MEMBERS' QUESTIONS.**

- (a) Cllr. Knowles enquired whether feedback was available from the meeting with the Inspector re: Ashford Borough Council's Local Plan 2030. Cllr. Lusty had attended the meeting and reported there was a good and frank discussion with the Inspector, who was still considering the Plan. Cllr. Crawford also attended the meeting and supported Cllr. Lusty's comments. Cllr. Lusty indicated that he would provide a full report in due course.
- (b) Cllr. Mrs. Ferguson asked if a better system could be investigated for the removal of planning notices. The Deputy Town Clerk reported that the Maintenance Team could remove notices if reported to the Town Clerk's office. Cllr. Lusty suggested that the Clerk writes to Ashford Borough Council regarding this matter.
- (c) Cllr. Mrs. Ferguson asked if Ashford Borough Council could be approached regarding creating a bylaw on when residents and businesses can put their rubbish out for collection. Currently some residents were putting their rubbish out one or two days before the collection. Cllr. Mrs. Ferguson suggested not before 5pm the day before collection. Cllr. Lusty agreed to take the matter up with Ashford Borough Council and suggested it be included in the Newsletter.

6792 **PLANNING APPLICATIONS.** The Committee considered the following planning applications. It was **RESOLVED** that its recommendations would be submitted.

18/00452/AS C & B Motors, Rolvenden Road.

Change of use of part of rear amenity garden to Arosa into additional parking for vehicles from CB Motors.

WITHDRAWN.

Cllr. Edwards left the room.

18/00491/AS 3 Eastwell Meadows.

Garage conversion and single storey rear extension.

SUPPORT.

Cllr. Edwards returned to the room.

18/00535/AS Elnathan, Grange Road.

Two storey pitched roof side extension, lean-to roof to existing rear extension and front porch.

SUPPORT.

- 18/00562/AS** **Proposed new beacon, junction of East Cross and Recreation Ground Road.**
Proposed erection of new beacon.
NOTED.
- 18/00591/AS** **46 Wayside Avenue.**
Single storey side extension; single storey rear extension; replacement porch.
OBJECT on the grounds that the side extension is too close to the neighbour's boundary.
Cllr. Carter abstained from voting.
- 18/00597/AS** **4 Golden Square.**
Replace kitchen roof tile battens, re-use tiles taken off and insert conservation rooflight.
SUPPORT.
- 18/00603/AS** **Goodshill House, Cranbrook Road.**
Structural reinforcement to existing cellar ceiling with the addition of insulation between joists.
SUPPORT.
- 18/00616/AS** **134 High Street.**
Change of use from Office (B1) to Residential (C3).
OBJECT on the grounds that the applicant has not demonstrated there is no commercial use.
- 18/00617/AS** **134 High Street.**
Conversion to residential dwelling including change to external front door; new kitchen to ground floor; installation of partition wall to form bathroom on first floor and internal door.
OBJECT on the grounds that Application No. 18/00616/18 was objected to on the grounds that the applicant has not demonstrated there is no commercial use.
- 18/00671/AS** **47 Golden Square.**
Ground floor rear extension.
SUPPORT.
- 18/00673/AS** **Woodacre, Ingleden Park Road.**
Demolition of existing and construction of a new 3-bedroom dwelling.
Mr. G. Taylor of Ingleden Park Road opposed the application. Mr. Taylor highlighted the inaccurate proposal description which did not state that it was the garage that was being demolished. The development would be gap filling, which Mr. Taylor believed goes against Ashford Borough Council's Planning Policy TRS1. There had already been a large extension to the current dwelling and any further development would change the character of the Road which sits amongst ancient woodland. Mr. Taylor was also concerned that

there would be a loss of privacy as the new build would look directly onto his property.

OBJECT on the following grounds: (i) over-intensification; (ii) insufficient space will remain between the neighbour's property and existing on-site residential property.

Cllr. Carter abstained from voting.

18/00685/AS High Croft, Ox Lane.

Erection of new orangery and replacement two bay garage.

DEFERRED pending a site visit.

6793 **ASHFORD BOROUGH COUNCIL DECISIONS.** List No. 566 was **NOTED.**

6794 **SUB-COMMITTEE & WORKING GROUP REPORTS.** Cllr. Nelson requested that a meeting was arranged as soon as possible for the Strategic Planning Sub-Committee.

6795 **MINOR MATTERS.**

- (a) Premises Licence for Bottega, Montalbano Ltd, 3 Highbury Lane. Ms. J. Seed of Highbury Lane spoke on behalf of several residents and asked the Town Council to reject the above application and to request a review of the entire licence. The original application for change of use to an A3 was for a delicatessen and the applicants were now creating a pavement café. In the supporting documentation for the original application, Montalbano had stated that the property was not suitable for a restaurant or licenced premises given the close proximity of the houses. Ms. Seed stated that this was a breach of Article 1, Protocol 1 of the Human Rights Act. Cllr. Lusty asked Ms. Seed to forward any correspondence and plans to him. Cllr. Dr. Lovelidge was very concerned at the promixity of the houses and Cllr. Carter suggested asking licensing and environmental to look at possible restrictions. Cllr. Miss. Gooch had witnessed unacceptable parking along Highbury Lane and was concerned for public safety.

It was **RESOLVED** to object to the application on the grounds that approving the premises licence will affect the human rights of the neighbours and allowing the licence is inappropriate for the area. Cllrs. Miss. Gooch and Nelson abstained from voting.

- (b) Premises Licence for This Ancient Boro', 3 East Cross. The application for a premises licence for the sale of alcohol and recorded music at the above premises was **NOTED.**
- (c) KALC's Response to the National Planning Policy Framework Consultation Proposals. **NOTED.**
- (d) Kent County Council's PROW & Access Department. It was **RESOLVED** to agree to the proposed diversion of Public Footpaths AB31 (part) and AB32 (part) at Tenterden.

6796 **ANY OTHER BUSINESS.** None.

The meeting opened at 7.00pm and closed at 8.40pm

The foregoing Minutes and Report were confirmed and signed at a meeting of the Planning Committee on the 11th day of June 2018.

Chairman _____ (11.06.2018)