

TENTERDEN TOWN COUNCIL



MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT TENTERDEN TOWN HALL ON 23rd MAY 2016

Councillors Present:

M. Carter, Mrs. J. Curteis, H. Edwards, Miss N. Gooch, R. Isworth, Dr. L. Lovelidge, R. Lusty (Chairman), K. Mulholland, J. Nelson and A. Sugden.

Officers Present:

Deputy Town Clerk Mr. R. Parham.

Others Present:

Cllrs. Mrs. Ferguson and Knowles (not members of this committee), Ashford Borough Councillor P. Clokie and three members of the public.

6431 **APOLOGIES FOR ABSENCE.** Cllr. Mrs. P. Smith.

6432 **DECLARATIONS OF INTEREST.**

(a) Cllr. Nelson declared an interest in planning application 16/00530/AS – 3 Townfields Court, Bridewell Lane.

6433 **MINUTES.** The minutes and report of the meeting held on 25th April 2016 were confirmed and signed as a correct record.

6434 **MATTERS ARISING.** None.

6435 **PERSONAL REPRESENTATIONS FROM MEMBERS OF THE PUBLIC.**

(a) Planning Application 16/00541/AS – Tenterden Bowls Club, Recreation Ground Road. Mr. R. Walker of Ox Lane, the Chairman of the Bowls Club, introduced the scheme to renovate the facilities which were lagging behind clubs in much smaller towns and villages. He explained that the new clubhouse would fill all the needs of the club but would not take up any more space than the existing building, and would be more visually pleasing. 2016 would see children from St. Michaels primary school using the club on a weekly basis, adding additional pressure to ensure that the facilities were of a useable standard. Mr. Walker also clarified that he was aware that the Town Council was investigating making changes to the recreation ground, but the club's members felt that as the upgrade was crucial, they could not afford to potentially wait years for clarity on this matter.

6436 **MEMBERS' QUESTIONS.**

(a) Tent 1 Development – Quality Monitoring. Cllr. Nelson asked what progress had been made in setting up a working group tasked with resolving early problems arising from the build. So far no such group had been formed, although the Tent 1 Joint Steering Group was due to meet in June.

- (b) Tent 1 Development – Phase B. Cllr. Nelson asked for an update on the supposed phase B of the development. It was reported that Ashford Borough Council had not received any enquiries from the landowner in question pursuant to an application. On Cllr. Clokie's suggestion, members concurred that the Town Clerk would draft a letter to the landowner to encourage him to consider this.
- (c) Tent 1 Development – Approach Along Smallhythe Road. Cllr. Carter reported that the approach to the development along Smallhythe Road was unsightly, and asked that consideration be given to addressing this.
- (d) Land to the Rear of Westwell Court. Cllr. Carter asked that any future discussions regarding possible development at this location be made public knowledge.
- (e) Presentations from Developers. Cllr. Isworth asked whether any applications had been submitted regarding rumoured developments at land to the rear of Westwell Court and Hales Place.

6437 **PLANNING APPLICATIONS.** The Committee considered the following planning applications. It was **RESOLVED** that its recommendations would be submitted.
ACTION: TOWN CLERK.

16/00541/AS

Tenterden Bowls Club, Recreation Ground Road.

Replacement of dilapidated changing rooms with new building incorporating ladies, gents and disabled toilets.

Support, noting that Tenterden Town Council is the owner of the land in question.

AS/13/1452

Land at Little Hill, Wayside.

Application for a Non Material Amendment to increase the width of certain paths within the site and the relocation of gas meter and housing.

Support.

16/00511/AS

25 High Street.

Change of use for A1 (retail) to A3 (restaurant/cafes).

Support.

Cllr. Nelson left the room.

16/00530/AS

3 Townfields Court, Bridewell Lane.

Erection of a shed (retrospective).

Support.

Cllr Nelson returned to the room.

16/00592/AS

36 Ashford Road.

Revision to previous planning approval 13/00620/AS to amend the location and size of the detached double garage. Erection of single storey side and rear extension and single storey side extension. Rendering all elevations with thru colour render. Creation of secondary vehicular access and alterations to existing access.

Support.

16/00598/AS**Little Orchards, Ashford Road.**

Demolition of existing dwelling and erection of one building containing eight flats for active retired people and one warden's flat, with associated parking and landscaping.

Support, but request that Ashford Borough Council is diligent in the policing and enforcement of the requirements of the environmental report, particularly regarding the site as a habitat of Great Crested Newts, and also request that a greater number of parking spaces be added to the plan.

16/00659/AS**Flat, 15 Ashford Road.**

Removal of existing wall between entrance hall and kitchen, removal of bathroom wall to enlarge bathroom. Blocking up of western external door.

Support.

16/00689/AS**High Chimney Farm, Biddenden Road.**

Change of use and extension and modifications of existing building from B8 (storage & distribution), and change of use of existing stable block, all to B1 a) and B1c) uses (office/light industry).

Support, but raise concerns regarding the additional potential vehicle movements close to a dangerous bend in the road, and possible noise arising from manufacture at the site.

**16/00705/AS &
16/00706/AS****3A Smallhythe Road.**

Single storey rear extension, replace door to existing rear extension with bi fold doors, replace UPVc window to south elevation with timber sash window. Internal alterations to include changes to partitions to ground and first floor, under floor heating to kitchen and remove modern fireplace to living room to expose inglenook.

Support.

6438 **DECISIONS OF THE ABC PLANNING COMMITTEE.** List No. 533 was **NOTED**. Cllr. Carter asked whether any decision had been reached regarding the appeal relating to developments at Cloverbank Stables. It was reported that no further information had yet been received.

6439 **APPEALS.**

- (a) 14/01420/AS – Land South of Tilden Gill Road. It was **NOTED** that the Planning Inspectorate had allowed an appeal in respect of the above site following a public enquiry. Members concurred that the success of this appeal lent weight to the need to pursue phase B of the Tent 1 Development with some urgency. Cllr. Clokie reported that Ashford Borough Council had considered requesting a judicial review, but it was felt that this would not be successful, and as such the ruling of the Planning Inspectorate was accepted.

6440 **CORRESPONDENCE.**

- (a) Development to the Rear of Rogersmead. A letter from a resident objecting to possible development to the rear of Rogersmead / Westwell Court was **NOTED**. Cllr. Lusty reported that no application had yet been submitted to Ashford Borough Council for the site, and as such he felt that the matter should not be discussed so as to avoid suggestions of predetermination when the application was brought before the committee for consideration in the future.
Cllr. Nelson reported that he had spoken to a Councillor of Faversham Town Council who had suggested that a masterplan for the whole town, as opposed to a neighbourhood plan, may be more workable and would help to govern pop-up developments of this sort. Information on neighbourhood planning was awaited from Ashford Borough Council.
- (b) Danemore, Beachy Path. A letter from a resident of Danemore, expressing concern about proposed parking changes arising from the redevelopment of Danemore, was **NOTED**.

6441 **MINOR MATTERS.**

- (a) Neighbourhood Planning. Information from the Department for Communities and Local Government regarding neighbourhood planning was **NOTED**.
- (b) Tunbridge Wells Borough Council Contaminated Land Supplementary Planning Document. An invitation to participate in a consultation was **NOTED**.

6442 **ANY OTHER URGENT BUSINESS PREVIOUSLY NOTIFIED TO THE CHAIRMAN.** None.

The meeting opened at 7.00pm and closed at 8.02pm

The foregoing Minutes and Report were confirmed and signed at a meeting of the Planning Committee on the 13rd day of June 2016.

Chairman..... (13.06.2016)