

TENTERDEN TOWN COUNCIL



MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT TENTERDEN TOWN HALL ON 5TH AUGUST 2019

Councillors Present: M. Carter, J. Crawford (Chair), Mrs. J. Curteis, Dr. L. Lovelidge, K. Mulholland, R. Parkin, R. Quinton and Mrs. C. Walder.

Cllr. Parkin arrived at 7.30 pm and Mrs. C. Walder (Vice-Chair) arrived after the Chennell Park application had been heard. Cllr. Crawford Chaired the first part of the meeting, up to and including the Chennell Park Farm application.

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

Others Present: Cllr. P. Clokie (ABC) and 3 members of the public.

7010 **APOLOGIES FOR ABSENCE.** Cllrs. V. Cole, C. Knowles, and Mrs. P. Smith.

7011 **DECLARATIONS OF INTEREST.** Cllr. Mrs. Walder did not attend the first part of the meeting due to an interest in Application No. 19/00663/AS. Cllr. Mulholland reported that he knew the applicant for Application No. 19/00949/AS and Cllr. Quinton knew the applicant for Application No. 19/00934/AS. It was agreed that as the connection was tenuous, it would not prevent either Cllr. Mulholland or Quinton from voting.

7012 **MINUTES.** The minutes and report of the meeting held on 1st July 2019 were confirmed and signed as a correct record.

7013 **MATTERS ARISING.** Cllr. Carter requested that the article from the Sunday Times which he circulated at the last planning meeting is sent to the Tent1b land agent.

7014 **COUNCILLORS QUESTIONS.**

- (a) Cllr. Carter requested that an update is obtained from the Planning Authority regarding Cloverbank Stables, Cranbrook Road. The three-year period for occupancy expires on 12th September 2019.

7015 **REPRESENTATIONS FROM MEMBERS OF THE PUBLIC.** Mr. S. Sidebottom on Application No. 19/00663/AS.

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.

7016 **PLANNING APPLICATIONS.** The Committee considered the following planning applications. It was **RESOLVED** that its recommendations would be submitted.

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

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

Mr. Sidebottom of Chennell Park Road addressed the Committee with his concerns. The main areas were: impact on the AONB; scale and impact of the equestrian complex; biodiversity; trees; character of the lane and traffic; and landscape heritage.

Cllr. Crawford reported that Cllrs. Carter, Cole, Mrs. Curteis, Dr. Lovelidge and Deputy Town Clerk Mrs. Gilbert attended a site visit on 30th July 2019.

Cllr. Carter reported that there were one or two issues with the application; no ecological report had been provided; and Ashford Borough Council were looking at a change in the design of the garage. The house is in full view of the buildings and stables, although there will be some hedging. Cllr. Carter stated that in the Ashford Local Plan 2030, the Stables, Arenas and Horse Related Development SPD seems to have been complied with. Cllr. Carter commented that this was a difficult situation and the Council should protect the AONB. Cllr. Carter suggested that the Committee waited for the ecology report and revised plans before making a decision.

Cllr. Mrs. Curteis agreed with Cllr. Carter's comments and raised her concerns regarding the trees which should be protected. Cllr. Mrs. Curteis commented that the current entrance/exit to the property was dangerous and although the alternative entrance is not ideal, the visibility splays would be much improved.

Cllr. Dr. Lovelidge reported that the stables and outbuildings would be in the site line from the house to the Church. The High Weald AONB Unit had objected to the application.

Cllr. Crawford reported that the Planning Officer had asked the applicant for an ecology report and had made a request for changes in the layout of the garage and stables. The Planning Officer was keen to hear the Town Council's views on the application prior to the further documentation being submitted. Cllr. Mulholland commented that the further documentation was needed before a decision could be made.

DEFER due to the following concerns:

- (i) an ecology report is required;**
- (ii) accumulative impact on the AONB and scope;**
- (iii) there are four oak trees and one copper beech that should have tree preservation orders;**
- (iv) the stables would be in the visual site line of the house.**

The Planning Committee would like to see the resubmitted application/plans once revised.

Cllr. Crawford left the meeting, but not the room. Cllr. Mrs. Walder joined and Chaired the remainder of the meeting.

19/00585/AS Sharmi, Cranbrook Road.
Demolition of three sheds and the erection of replacement agricultural shed.
OBJECT on the grounds that the proposed building is not fit for purpose and concerns were raised over animal welfare.
Cllrs. Carter and Parkin voted against the motion.

19/00744/AS 4-5 East Cross.
Retrospective change of use from A1 (retail) to mixed use A1 (retail) and A3 (café) and flue to rear.
SUPPORT on the understanding that the flue does not impact on the neighbouring properties.

19/00859/AS Mayfield, Smallhythe Road.
Erection of timber storage outbuilding (resubmission of 18/00983/AS).
SUPPORT on the understanding that the neighbouring property who would be directly affected by the outbuilding is indeed the applicant's parents who have no objections.

19/00869/AS Mayfield, Smallhythe Road.
Certificate of Lawful Development – existing use of land as residential garden.
SUPPORT.

19/00903/AS Orchard Cottage, Shoreham Lane.
Two storey rear/side extension; first floor side extension; additional windows on side elevations; balcony to rear.
SUPPORT.

19/00916/AS 4 West Cross.
Change of use from Class A1 Shop/Retail to 3 No. 2 bedroom residential apartments including replacement single storey extension and alterations to front bays/door.
DEFER pending an accurate Heritage Assessment. The current assessment clearly

contains information not related to the property.

- 19/00917/AS** **4 West Cross.**
Works of conversion from retail to 3 No. 2 bedroom residential apartments including replacement single storey extension and alterations to front bays/door. # **DEFER pending an accurate Heritage Assessment. The current assessment clearly contains information not related to the property.**
- 19/00934/AS** **4 Knockwood Road.**
Erection of a rear extension, an extension to garage and conversion to bedroom involving a new pitched roof and a new detached garage.
SUPPORT.
- 19/00949/AS** **1 Nassim Cottages.**
Erection of entrance porch and two dormer windows to front and rear.
SUPPORT.
- 19/00955/AS** **Prior Cottage, 17A Silver Hill.**
Erection of garden storage shed.
OBJECT on the grounds that the proposed shed is excessively high and should be lowered.
- 19/00971/AS** **Cranbrook Road/Rolvenden Road Junction.**
Proposed 90-day consultation on the removal of 11 public payphones.
NOTED.
- 19/00993/AS** **Cedar Mead, Smallhythe Road.**
First floor side extension.
SUPPORT.
- 19/00995/AS** **12 Wealden Avenue.**
Garage conversion and addition to roof.
SUPPORT.
- 19/01047/AS** **15 Beacon Walk.**
Installation of dormer window to front elevation.
SUPPORT.

- 7017 **NOTIFICATION OF DISCHARGE OF CONDITIONS.** List No. 13 was **NOTED.**
- 7018 **DECISIONS OF THE ASHFORD BOROUGH COUNCIL PLANNING COMMITTEE.** List No. 581 was **NOTED.**
- 7019 **RESIGNATIONS.** The resignations of Cllr. Mrs. Smith and Cllr. Knowles from the Planning Committee were **NOTED.**
- 7020 **EXISTING SUB-COMMITTEE & WORKING GROUPS.**
- (a) Selective Neighbourhood Plan Sub-Committee.
- (i) Feedback from the meeting held on 25th June 2019 was **NOTED.**

- (ii) *Limes Land – Environmental Impact Assessment.* The response sent to Ashford Borough Council by the NP Sub-committee, which was authorised by the Town Clerk and Planning Committee Chair, Cllr. Crawford was **NOTED**.
- (b) Conservation Area Management Plan Sub-Committee. No update has been received. Cllr. Carter requested that this Sub-committee is up and running as soon as possible. Membership of the Sub-committee will be decided at the External Committee meeting on 12th August 2019.

7021 **MINOR MATTERS.**

- (a) Land South & East of Tilden Gill Road.
 - (i) *Proposed Diversion of Parts of Public Footpath AB36.* The proposed footpath diversion on Land South of Tilden Gill Road was **NOTED**.
 - (ii) *Temporary Closure of part of AB36.* The closure of part of the AB36 public footpath for a period of six months from 17th August 2019 was **NOTED**.
 - (iii) *Street Naming Suggestions.* The suggested names of the new roads on the new development were **NOTED**. Cllr. Mrs. Walder requested that Ashford Borough Council are asked whether it is too late to comment on the suggested names.
- (b) 52-56 High Street – Alleged Breach in Conservation Area. The investigation regarding the air conditioning unit attached to the building and an unauthorised illuminated sign installed at the above address was **NOTED**. Cllr. Mrs. Curteis reported that the sign has been removed.

7022 **CORRESPONDENCE.** None.

7023 **ANY OTHER BUSINESS PREVIOUSLY NOTIFIED TO THE CHAIRMAN.**
None.

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 2nd day of September 2019.

Chairman _____ (02.09.2019)