

TENTERDEN TOWN COUNCIL



MINUTES OF A SPECIAL MEETING OF THE TOWN COUNCIL HELD AT TENTERDEN TOWN HALL ON 29TH AUGUST 2017

Councillors Present: Mrs. J. Curteis, H. Edwards, Mrs. S. Ferguson (Deputy Town Mayor), Miss. N. Gooch, M. Hickmott, R. Isworth, R. Knight, R. Lusty, K. Mulholland, J. Nelson (Town Mayor), Mrs. P. Smith and A. Sugden

Officers Present: Town Clerk Mr. P. Burgess, Deputy Town Clerk Mrs. C. Gilbert and Accounts Clerk Mrs. J. McCollum.

Others Present: Councillor P Clokie from ABC and 90 members of the public.

3095 **APOLOGIES FOR ABSENCE.** Cllrs. M. Carter, C. Knowles, Dr. L. Lovelidge and T. Thorpe.

3096 **DECLARATIONS OF INTEREST.** None.

3097 **QUESTIONS FROM MEMBERS OF THE PUBLIC AND COUNCILLORS.**

Mr. M. Pearson of High Street addressed the Council asking about the deterioration of the condition of the verges, greens and hedges in the town. He discussed photographs he had taken and emailed to the Council. He also detailed concerns he had expressed, 18 months ago, when the Town Council took over the contract to maintain the grass and verges.

Cllr. J Nelson responded and confirmed that he would discuss this issue with the Town Clerk and the maintenance team. Cllr. Mrs. S. Ferguson questioned whether Mr Pearson had measured the grass before the Council took over the grass cutting.

3098 **COMMITTEE REPORTS.**

Planning Committee; 14th August 2017.

Committee recommendations:

Minute 6661 – ABC Local Plan To 2030; Tenterden Town Council Response.

It was agreed that the following response would be made to the Local Plan consultation:

- (a) Tent1b should return to the original allocation of 175 houses
- (b) A low-cost workers car park could be included on that development provided measures were introduced near the town centre to deter worker parking in residential areas.
- (c) Include the Wates development in the Local Plan conditional on the sports pitches and facilities proposed by the Sports Review group

being provided at the outset of the development; this would compensate for not increasing the density of the proposed Tent1B development, probably render the Pope House Farm site unnecessary and add more provision overall to make the Local Plan more robust.

- (d) The council was not in favour of the Pope House Farm development. However, this decision should remain with High Halden Parish; it was hoped that allocating the Wates site would make this development unnecessary.
- (e) Section 106 payments from the developers should provide for:
 - (i) additional GP and healthcare facilities;
 - (ii) increased primary school capacity;
 - (iii) High Street improvements to streamline traffic flow without letting through traffic dominate the use of the High Street as a local facility;
 - (iv) extra provision for parking near the High Street, by introducing decking in one or more existing car parks;
 - (v) improved sports facilities if the Wates development (item c above) does not go ahead and, ideally, a country park facility (which Wates have said could be incorporated in their proposed development).

It was also agreed that the town council should seek confirmation from the borough planning officers of the extent to which, if an allocated site in Tenterden was not developed in the planned timeframe, alternative provision would be required in Tenterden rather than elsewhere in the borough, bearing in mind the principle that all development should be "absorbable" by the community where it is located.

It was RESOLVED that the meeting become a Committee meeting, under Standing Order 1v.

- (a) Cllr. Nelson outlined the reasons for the Planning Committee's decision to propose the inclusion of land between Appledore Road and Woodchurch Road (referred to as the Wates Development) into the Draft Local Plan. He referred to comments, made on behalf of ABC planning, from Cllr. Knowles and invited Cllr. P. Clokie, to speak on behalf of ABC.
- (b) Cllr. P. Clokie reported on an email from Mr. S. Cole, Head of Planning, at ABC. This stated that any shortfall in housing delivery (if for example housing on Tent1b land was not completed in line with the housing trajectory) it would not automatically fall to Tenterden to rectify this through development elsewhere in Tenterden.
- (c) Cllr. J. Nelson invited representations from members of the public.
 - (i) Mr. A. Poole of Appledore Road requested clarification over declarations of interest and dispensations given to Cllrs. at an earlier meeting. Mr. Poole also queried whether any representatives, from Wates, were at meetings and if so were they invited by any members of the Council.

Cllr. Nelson and the Town Clerk answered Mr. Pool's questions. The Town Clerk advised that he had sought advice from Kent Association of Local Councils and it was confirmed that in this instance dispensations were acceptable.

Ms. E. Gruenbaum, a representative from Wates, confirmed that they had not held any discussions with any councillors or the Council but would have liked to.

- (ii) Mr. A. Bates, Chairman of the Tenterden and District Residents Association, advised that the Pope House Farm site did not satisfy long established criteria but the proposed Wates site did. He recommended public consultation and that any plan to increase the number of houses built on the Tent1b development be rejected.
- (iii) Mr. R. Parkin of Appledore Road made representation on the proposed Wates Development. He was pleased to see that it was not included in the ABC 2030 plan and stated that it must not be added to any future development plan without public consultation.
- (iv) Mr. J. Crawford of Stace Close made representation on the proposed Wates Development. He was concerned that no public consultation had taken place and no information been made available through the Council. He felt that any further development would not be absorbable. It would have an adverse impact on local community, services, infrastructure and traffic. The views of the residents must be taken into account with any future developments. He was in support of the ABC 2030 plan as it stood.
- (v) Mr. P. Rosling of Knockwood Road made representation on the proposed development of the Wates Site. Re-enforcing the points already made, he also highlighted that any decision made by the Council was subject to change and can be over ruled by central government.
- (vi) Mrs. R. Debling of Woodchurch Road made representation on the proposed Wates Development, re-enforcing previous representations. She expressed concern that this site would now be used by ABC to pick up any shortfall in housing delivery and requested that the Council should not ratify the decision to develop this site.
- (vii) Mr. D. Smith of Appledore Road also made representation objecting to the proposed Wates Development, highlighting points made in earlier representations and asking that the Wates Site not be put forward in any future plans.
- (viii) Ms. J. Percival of Shrubcote made representation objecting to the proposed Wates Development. Her concerns listed: the site being subject to flooding, increase in traffic, a need for supporting infrastructure, a lack of affordable homes in future plans and the loss of the countryside.

It was **RESOLVED** that the following response would be made to Ashford Borough Council on the Local Plan consultation:

- (a) Tent1b should return to the original allocation of 175 houses.
- (b) A low-cost workers' car park could be included on that development provided measures were introduced near the town centre to deter worker parking in residential areas.
- (c) The council was not in favour of the Pope House Farm development. However, this decision should remain with High Halden Parish.
- (d) Section 106 payments from developers should provide for:
 - (i) additional GP and healthcare facilities;
 - (ii) increased primary school capacity;
 - (iii) High Street improvements to streamline traffic flow without letting through traffic dominate the use of the High Street as a local facility;
 - (iv) extra provision for parking near the High Street, by introducing decking in one or more existing car parks;
 - (v) improved sports facilities.

The meeting opened at 7.02pm and closed at 8.40pm

The foregoing Minutes and Report were confirmed and signed at a meeting of the Town Council held on the 18th day of September 2017.

Chairman _____ (18.09.2017)