

TENTERDEN TOWN COUNCIL



MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT TENTERDEN TOWN HALL ON 9TH JULY 2018

Councillors Present: M. Carter, J. Crawford (Chair), Mrs. C. Curteis, H. Edwards (Vice-Chair), Miss N. Gooch, M. Hickmott, R. Isworth, K. Mulholland and J. Nelson.

Officers Present: Town Clerk Mr. P. Burgess and Deputy Town Clerk Mrs. C. Gilbert.

Others Present: Cllrs. Mrs. S. Ferguson, M. Freeman, Mrs. P. Smith and Ms. C. Walder (not members of this Committee) and 7 members of the public.

6809 **APOLOGIES FOR ABSENCE.** Cllr. Dr. Lovelidge.

6810 **DECLARATIONS OF INTEREST.** Cllr. Miss. Gooch declared an interest in Application No. 18/00858/AS and Cllr. Nelson declared an interest in Application No. 18/00864/AS and would leave the room.

6811 **MINUTES.** The minutes and report of the meeting held on 11th June 2018 were confirmed, with one amendment to the inclusion of the appointment of Cllr. Edwards as Vice-Chairman, and signed as a correct record.

6812 **MATTERS ARISING.**

- (a) Cllr. Mrs. Ferguson (not a member of this Committee) requested a follow-up to her request regarding liaising with Ashford Borough Council on the introduction of a bylaw limiting when residents can put their bins out for collection (i.e. not before 5pm the day before collection). This was raised at the Planning meeting held on 21st May 2018 (minute 6791c).

6813 **MEMBERS' QUESTIONS.**

- (a) Cllr. Mrs. Ferguson asked whether the Committee would consider writing to Ashford Borough Council to find out if they would be sympathetic to new businesses changing the frontage of the empty bank buildings. Currently the buildings were not suitable for retail use. Cllr. Carter commented that ABC could be asked, however, it was up to the property owner. The Town Clerk agreed to take the matter to the Strategic Planning Committee to consider.

6814 **PLANNING APPLICATIONS.** The Committee considered the following planning applications. It was **RESOLVED** that its recommendations would be submitted.

18/00638/AS 3 Park View Terrace.

Single storey rear infill extension and alteration to existing lean-to roof.

SUPPORT.

18/00787/AS **Waters Land, Grange Road.**
Detached annexe for ancillary residential use associated with the dwelling.
SUPPORT on the understanding that the annexe remains ancillary and does not become a separate dwelling.

18/00798/AS **Little Dane Court, 1 Ashford Road.**
Replacement single storey extension.
SUPPORT.

18/00799/AS **Little Dane Court, 1 Ashford Road.**
Replacement single storey extension.
SUPPORT.

18/00802/AS **3 Grove Cottage, Smallhythe Road.**
Erection of conservatory to the rear.
SUPPORT.

18/00835/AS **26 Beacon Oak Road.**
Enlargement of existing single storey rear extension.
SUPPORT.

18/00858/AS **Land South and East of Tilden Gill Road.**
Variation of conditions 5 (tree works) & 8 (highways improvements) on planning permission reference 14/01420/AS.
Cllr. Crawford reported that this application required a more in-depth and lengthy discussion, therefore, it was agreed to defer to a special meeting which will be held on 23rd July 2018 at 7.00 pm. Cllr. Nelson reported that Section 73 of the Town & Country Planning Act 1990 requires a new planning application to be submitted. It was agreed that this information would be circulated to the Committee and the Planning Clerk would contact Ashford Borough Council for clarification. It was agreed that this application must go to the Ashford Planning Committee and this request would be forwarded to Cllr. Knowles, Borough Councillor.
DEFERRED.

Cllr. Nelson left the room.

18/00864/AS **26 Ashford Road.**
Change of use from A1 shop to C3 domestic dwelling, retaining the front half of the ground floor as a retail unit.
SUPPORT.

Cllr. Nelson returned to the room.

18/00873/AS **32 Leslie Crescent.**
Single storey wrap around extension with pitched roof at front of house and flat roof at side and rear (revision to permission 18/00084/AS).
SUPPORT.

- 18/00893/AS** **17 Appledore Road.**
Proposed single storey rear extension and (part) garage conversion.
SUPPORT.
- 18/00902/AS** **The Coach House Clinic, 155A High Street.**
Extension and modifications to existing clinic premises and first floor extension to create a two-bedroom apartment.
SUPPORT.
- 18/00909/AS** **21 Sayers Lane.**
Change of use from vacant office (B1) to ballet/dance studio (D2).
SUPPORT with the condition that adequate sound proofing is installed to protect the adjacent offices.
- 18/00912/AS** **High Bank Farm, Appledore Road.**
Removal of existing porch and construction of conservatory to front elevation.
SUPPORT.
- 18/00932/AS** **Goodshill House, Cranbrook Road.**
Proposed roof material change to outbuilding.
SUPPORT.
- 18/00759/AS** **Land to the South of Sicklefield House, Ashford Road.**
Outline planning permission with all matters reserved, except for access, for 30 residential properties, open space and associated access to the site.
The Committee will submit the following **COMMENTS on this application, which falls within High Halden Parish.**
- 1. The Town Council recognises that S60 is part of the emerging ABC Local Plan 2030, and therefore assumes it will be accepted by the Inspectors.**
 - 2. The Council acknowledges that Ashford's Site Assessment shows the development is sustainable, although a member of the Planning Committee questioned some aspects of sustainability.**
 - 3. Although the development falls under High Halden Parish, the development will have greater impact on the services provided by St. Michaels and particularly Tenterden's infrastructure. This includes St. Michaels Recreation Ground, St. Michaels Primary School and the GP Surgery in particular. The Council would be seeking to obtain Section 106 funds to assist with the impact.**
 - 4. The current speed limit near the development is 40mph and this would need to be reduced to 30mph.**

- 5. The plans currently show an additional access for the new development. Given the proximity of both entrances, it would be preferable for there to be just one entrance which serves Pope House Farm and the new development. The Council strongly requests, for safety reasons, that Kent Highways consider one entrance/exit.**

6815 **ASHFORD BOROUGH COUNCIL DISCHARGE OF CONDITIONS.** List No. 001 was **NOTED**.

6816 **ASHFORD BOROUGH COUNCIL DECISIONS.** List No. 568 was **NOTED**.

- (a) Cllr. Isworth highlighted that Homewood School had received permission for the 3G Pitch. A Sports Review meeting will be taking place on 11th July 2018 where the 3G pitch will be discussed.

6817 **SUB-COMMITTEE & WORKING GROUP REPORTS.** Cllr. Nelson requested that a meeting be booked for the Strategic Space in August.

6818 **MINOR MATTERS.**

- (a) Tilden Gill Development – Application No. 18/00448/AS Reserved Matters.

Mr. P. Young addressed the Committee on behalf of the Belgar Residents Group. They had been expecting Redrow (or their agents Chelgate) to present their revised scheme to the Group before submitting it to ABC. However, very disappointingly, they had decided not to do this and submitted a revised scheme last month; instead the Group, like everyone else, were invited to comment on it before the 18th July.

In this revised submission there seem to have been concessions made with regards to the treatment of the boundaries and with regards to the house style (with some weather boarding and tile hanging proposed). However, there had been no compromise offered with regards to the siting of five house ends directly on the western boundary, nor any proposal for a children's play area. The Group feel that they strongly value the children's play area and as it is an amenity open to a wider sector, the Group will leave it to the Town Council to lead and press ABC further on this point.

Redrow have failed to address in any way the Group's reasonable objections with regards to the siting of the five houses on our western boundary, and are choosing to ignore the request for a similar size buffer zone on this side of the development to all others which impact on the Belgar Farmstead. They are not providing any planting along this western edge, choosing to rely entirely on Belgar's own hedging and the existing trees which run along this boundary, which are within the curtilage of the main farmhouse itself. Trees whose roots will be undermined by building right up to the boundary.

The Group wrote to Chelgate on 29th June and asked if they would directly engage with their Planning Consultant. Chelgate responded on 2nd July to say that the Group would be best to speak to Urbanista "as they have led on the planning aspects for Redrow". However, the Group were told to make any representations to ABC via Tenterden Town Council.

The Belgar Group would be writing to ABC to reinforce the objections already clearly stated on this point, and on which Redrow seem unwilling to comment or provide any response. They will be asking ABC to reject the application on these grounds, but otherwise, at the very least, to defer making a decision until Redrow have provided a response to the points raised. To confirm, the Group are asking for a 10-15 metre buffer strip, planted with semi mature trees and native hedges.

Cllr. Crawford reported that Redrow were under no obligation to provide a playground as provision had been made in the Section 106 monies and a playground was located opposite the site entrance. It was agreed that a protective boundary would need to be installed to protect the children using the play area.

It was **RESOLVED** that the following **OBJECTIONS** would be submitted.

1. A Masterplan should be published so the residents and Council can effectively evaluate the full proposal.
2. The block of flats is still by the AONB boundary and, in our opinion, these should be by the entrance of the site (this was included in our last objection).
3. The style of houses should comply with emerging policy HOU18 para 5.127.2 that states "proposals will need to have regard to the areas key characteristics and how any proposals will complement the existing build form. We would like to see a condition that is imposed stating new housing should match and fit in with the existing weatherboarding style houses.
4. There should be a buffer zone of at least 10 metres between the site development and the ancient woodland and heritage properties at Belgar Farm and be planted with semi-mature trees and native hedges.
5. The five house ends which are sited directly on the Belgar's western border needs to be addressed, particularly the proximity to the boundary.
6. The current site entrance is directly opposite a children's play park and we wish a condition to be imposed that the developer installs safety barriers at the edge of the road in front of the play area and that a safety audit is carried out.

Cllr. Miss. Gooch abstained from voting.

- (b) Premises Licence Hearing for Bottega, Montalbano Ltd, 3 Highbury Lane.
Cllr. Miss. Gooch attended the hearing on 15th June 2018. The hearing went fairly well and the licence was approved with conditions. The applicant still required planning permission to place tables and chairs on the forecourt and retrospective planning permission was required for the style of windows installed. The residents who were leading the objections are selling their property.

- (c) Housing Statement 2018-2023. The statement from Ashford Borough Council was **NOTED**. Cllr. Crawford reported that Councillors can respond to the consultation individually.
- (d) Rother Valley Railway. Cllr. Nelson reported that the Council had supported the initial proposal and this should be reiterated in a further letter of support. Cllr. Hickmott reported that it is a Rother Valley Project, not Kent & East Sussex Railway (K&ESR) and is being funded by three millionaires. If the project goes ahead, then K&ESR will be the operator. Cllr. Hickmott commented that a more robust business plan was required by the Rother Valley Railway, but hoped that it would be successful. It was **RESOLVED** that the Town Clerk would write a letter of support to the Department of Transport.

6819 **ANY OTHER BUSINESS.** None.

The meeting opened at 8.00pm and closed at 9.12pm

The foregoing Minutes and Report were confirmed and signed at a meeting of the Planning Committee on the 13th day of August 2018.

Chairman _____ (13.08.2018)