



# TENTERDEN

## NEIGHBOURHOOD PLAN

### Tenterden Town Council Neighbourhood Plan Steering Committee Meeting 5 February 2020

**Present:**

Cllr J Crawford  
Cllr. Kate Walder  
Irene Dibben  
Joseph Franklin  
Richard Masefield  
Siggie Nepp  
Sue Quinton  
Samantha Reed  
Stephen Sidebottom  
Graham Smith  
In attendance; Tony Fulwood

**Apologies:**

Cllr J Curteis  
Helen Whitehead

**1 Minutes of 8<sup>h</sup> January 2020;** were accepted and approved after the Committee introduced themselves to Tony Fulwood

**2 Matters Arising** Irene reported back on her email to a small group of those who had volunteered to help the committee in the future. There was a discussion about the presentation to the Town Council. It was agreed to make a presentation at the Annual Meeting. The date is to be confirmed but it is likely to be in April or May. It was agreed that this will be another opportunity to report back to the residents as well as the Town Council

**4 Westwell Application**

It was agreed to reorder the Agenda and to take this item before 3. Richard declared a conflict of interest. Siggie took the Chair.

Helen Whitehead was commended for her excellent report. It was noted that it included rejection of the application by the Steering Committee. There followed extensive discussion about the role of the Committee in such applications, conflicts of interest and not being seen as a committee against all development. The issues of principle were discussed further under item 5

## **5 Limes Land application draft report;**

Richard resumed the Chair. Conflicts of interest declare by Sam, Sue and Cllr Crawford. Richard introduced the subject and the questions he had posed about the draft report. There was a lengthy discussion about the questions and the report: -

1. The committee discussed whether the whole 48 acres of Limes Land could be included as a green space and whether the committee had sufficient data about it. There is no definition of the extent of green space. The Committee had previously agreed a limit of 50 acres. Sue was asked to check with Locality on the largest tract of land they have had dealt with. However, the committee agreed that all of Limes Land will be considered for the green spaces pending further survey work in Spring and the report back from Locality.
2. After discussion the Committee agreed that the 2 Homewood School playing fields are an amenity and open space but do not meet the criteria for green space. Siggi asked Tony about the weight given to open spaces versus green spaces. Tony explained and suggested that we keep green spaces and open spaces separate but to have a policy for the open spaces identified. There followed a discussion about tree protection for the trees on the boundary between Limes Land and the playing fields.
3. It was agreed to attach the species list to the submission to Council
4. It was agreed to attach the Habitat Survey to the submission

There followed a full discussion about whether the sentences stating objections should be removed from the submission. After the discussion, it was agreed that the focus should be on showing the evidence and that to be consistent, the submission on Westwell [see point4] should be amended before submission to ABC. Stephen volunteered to edit the Westwell paper but Irene should let Helen know. Richard will make changes to the Limes Land paper.

## **6 Working Group**

- a) **Landscape** Siggi had sent 2 papers to Tony Fulwood. She reported on the quotation from AECOM. There will be no funding for Locality but the lists from AECOM gave a good indication of the scope of work. The design work will be free. There followed a discussion on what information was available already.
- b) **Green Spaces** Sue briefed Tony on how the group identified the green spaces and the process of selection which resulted in 33/34 current green spaces being considered. She then showed the Committee as an example a template completed on Limes Land. The Committee were pleased with the example and Sue said that the group will complete templates for each of the green spaces under consideration. Siggi suggested using any relevant information from Landscape group to save time.
- c) **Routeways** Stephen presented a paper about some of the group's work so far. In particular considering new routeways and improving existing ones. Three proposals for the development for Colonel Stephens Greenway were included. The importance of involving landowners was repeated and also encouraging their cooperation as their goodwill is important. The approach has been discussed in principle with Ashford Borough Council [ABC]. Tony pointed out that as Routeways do not involve land use they will need to be dealt with differently in the Neighbourhood Plan. KCC's interest in Routeways was mentioned. Committee members were invited to give comments to Stephen on the report.

- d) **Biodiversity** Richard reported about the group's work and noted that the winter is less productive for this group. Spring will offer more opportunities for survey work. However, the group is hoping to survey the Homewood Field and will report back to the Committee. There is an opportunity to involve young people from Homewood and perhaps the Primary School. Richard reported contact from Richard Bloor. He is a representative from Kent Wilder Towns and will visit the Biodiversity group. The visit will be opened up to the members of the Steering Committee
- e) **Communications** Kate noted a series of talks to give greater exposure of the work of the committee; e.g. from Richard Bloor, the Woodland Trust and Energise Sussex. She also noted a crossover with the Town Council's Wildlife Committee and a new Environment and Climate Emergency Committee. Joseph noted a Conference for Young people on 25 February in the Assembly Room from 1pm to 4pm. At which he will speak about the Neighbourhood Plan. He pointed out that most young people want affordable homes and so it is important for the Committee not to be seen as against development.

**8 Discussion with Tony Fulwood** There was a wide-ranging discussion with many different points raised by committee members. Tony asked for clarity on the vision of the plan and Cllr Crawford agreed to send the TORs. The Committee should be clear about the final plan; its content, structure with clear evidence for the plan and associated policies. Tony encouraged the committee to develop a plan that was spatially based. Graham was concerned that we should not diverge from our agreed focus. He asked whether Tony had sufficient information to draft a proposal. Finally, the Committee agreed to ask Tony to submit a costed plan on how he could support the Committee's activities

- a) The Committee agreed to employ Tony subject to accepting the brief he will prepare
- b) Tony to prepare a bullet point summary of how a first draft of the plan should be structured; define/refine its scope, plot the contents and agree broader policies which may not qualify for LGS designation per se
- c) Cost his work in ballpark terms with alternative ways of progressing for instance training the committee to write the report or Tony writing the report from evidence supplied by the committee. There was a sense in the meeting that the Committee preferred the former method.

## **9 Treasurer Report**

There is currently £3242.16 remaining for this financial Year. Stephen said there will be a small invoice from Routeways. Jim's most recent invoice is outstanding.

## **10 AOB**

- a) Kate noted that Neighbourhood Plans have the right to sue in public law
- b) It was agreed that a draft plan could be available in July or August to discuss with ABC
- c) Richard said that he had received an email from a supporter about the plans for the Recreation Ground. It was considered that the Committee did not have a role in commenting. However, Richard subsequently encouraged individuals to go to the presentation on all three projects on 21 & 22 February