

TENTERDEN TOWN COUNCIL

**PLANNING COMMITTEE
AGENDA ITEM 8**

**8th October 2018
DISCHARGE LIST NO. 004**

APPLICATIONS FOR DISCHARGE OF CONDITIONS.

To note that the following applications have been made for Discharge of Conditions:

Planning Applications:

16/00795/COND/AS **Land North West of Smallhythe House, Longfield.**
Discharge of condition 35 (post-construction).
PERMIT.

TENTERDEN TOWN COUNCIL

PLANNING COMMITTEE
AGENDA ITEM 9

8th October 2018
DECISIONS LIST NO. 571

DECISIONS OF ASHFORD BOROUGH COUNCIL'S PLANNING COMMITTEE.

The following decisions have been made:

PLANNING APPLICATIONS:

- 16/01880/AMND/AS** **Cavendish House, Ashford Road.**
Revision to the increase in the footprint of the side extension to accommodate a utility room and plant room to the ground floor and improve the first-floor accommodation. To remove the central non-original section of pitched roof and extend the approved flat roof from the rear of the building through the valley in order to remove the valley and associated weathering risks and improve internal headroom within the master suite on planning permission 16/01880/AS for the Proposed two-storey side extension and single and first floor rear extensions.
AMENDED PLANS APPROVED.
- 18/00950/AS** **43 Henley Fields.**
Proposed First Floor Extension Over Garage.
PERMIT.
- 18/00591/AMND/AS** **46 Wayside Avenue.**
Revision to the replacement of both sets of the French doors on rear extension with bi-fold doors on planning permission reference 18/00591/AS for a single storey side extension; single storey rear extension; replacement porch.
AMENDED PLANS APPROVED.
- 18/00858/AS** **Land South and East of, Tilden Gill Road.**
Variation of conditions 5 (tree works) on planning permission reference 14/01420/AS.
WITHDRAWN BY APPLICANT.
- 18/00972/AS** **6A High Street.**
Change of use from residential flat (2nd. floor) to office space.
PERMIT.
- 18/01098/AS** **4 The Lindens, St Benets Way.**
Proposed loft conversion and insertion of front, side and rear roof lights, second floor window to side elevation, garage conversion and extension with installation of roof light, extension to decking (alternative to approvals 15/01209/AS & 18/00460/AS).
PERMIT.
- 18/01161/AS** **17 Silver Hill.**
Proposed dormer windows and porch canopy to the rear elevation.
PERMIT.

18/01181/AS

Haynes Farm, Appledore Road.

Change of use of, and extension to, part of existing storage building to one-bedroom holiday let; changes to fenestration on entire building, addition of flue.

PERMIT.

TREE APPLICATIONS:

18/00078/TP

Flamingo, Ox Lane.

T1 Hornbeam's - Coppice. T2 Hornbeam's - Remove dead parts. T3 Ash - Fell. T4 Oak (neighbouring tree) - Cut back overhanging branches.

TREE APPLICATION NOT VALID.

18/00133/TP

Little Ceton, Ox Lane.

T1 Oak - to crown lift by 2m, removing 4 x lower branches.

GRANT CONSENT.

18/00162/TC

25 Golden Square.

T1 Beech Tree. Carry out an approximate 2-3 metre (25/30%) reduction with a proportional width reduction cutting back to appropriate branch axles.

RAISE NO OBJECTION.

Planning Committee 8th October 2018
Request for a meeting – Developers of application 17/00708/AS
Agenda Item 11

I have received a request for a meeting with council from the developers of the above application which relates to a nursing home and retirement dwellings on land north of 14 Westwell Court, Tenterden.

A resolution has been made that the council should not talk to developers in advance of applications being submitted through the normal channels. However, should planning permission eventually be awarded, the developers are willing to gift the majority of the Westwell plot to the town in order that it can be protected from further development. Aspects of this possible land transfer need to be discussed with the developer, with the help of our land agent who has been involved in this issue previously.

The developer is of the belief that all objections to the previous application have been addressed and the application has gone through pre-planning advice process with ABC. The council can scrutinise this as part of the normal planning process.

Proposal:

- 1. That a small group of councillors (selected from those not on the planning committee) be appointed to discuss the terms of any land transfer with both our land agent and the developers. The application itself should not be discussed.**
- 2. That councillors consider whether the ABC ward member should be invited to attend.**



Phil Burgess
Town Clerk

Impact on Crime and Disorder : None
Impact on Bio-diversity : Beneficial – preservation of green space.
Budgetary Impact : None at this stage

Planning and Development

Ask for: Rob Bewick
Email: rob.bewick@ashford.gov.uk
Direct Line: (01233) 330683
Fax No: (01233) 330682



ASHFORD
BOROUGH COUNCIL

NO COMMENT
Agenda Item 12a

Mr P Burgess
Tenterden Town Council
Town Clerk
Tenterden Town Council
Town Hall
Tenterden, Kent
TN30 6AN



Civic Centre
Tannery Lane
Ashford
Kent TN23 1PL
01233 331111

www.ashford.gov.uk

@ashfordcouncil

AshfordBoroughCouncil

Our Ref: 18/01193/AS
Date: 13 September 2018

Dear Mr P Burgess,

Amended Consultation to: Tenterden Town Council
Application No: 18/01193/AS (DEL)

Town and Country Planning Act 1990 (as amended)
Application for Full Planning Permission

Location: Part of Recreation Ground land opposite The Surgery Ivy Court,
Recreation Ground Road, Tenterden, Kent

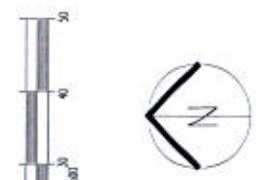
Proposal: The Temporary siting of portable building for an 18 month period to
allow the alteration and extension of the GP surgery opposite

Amended plans have been received for the above application

You may view the details of the application:

- a) at www.ashford.gov.uk using the planning application search links inputting the following reference: 18/01193/AS.
- b) **Ashford Borough Council, Civic Centre, Tannery Lane, Ashford TN23 1PL** where a copy can be viewed on a computer link
Monday to Friday, Self Help: 8.30am - 5.00pm
Appointment only: 9.00am - 4.00pm (please phone 01233 331111 option 4 to book an appointment)
- c) **Tenterden Town Council, Town Hall, 24 High Street, Tenterden TN30 6HP** where a copy can be viewed on a computer link
Self Help: 9.00am - 12.30pm and 1.30pm - 4.00pm
(Appointments are available, please phone 01233 331111 option to book an appointment)

Please let me have any comments you wish to make as soon as possible and in any case before 27 September, 2018.



Although this plan provides accurate approximations of what is shown, small discrepancies can occur which may affect the accuracy of the plan. The client is advised to verify the accuracy of the plan by a professional surveyor.



Placed dimensions are to be taken in preference to actual dimensions, no more to be set out than are shown on this plan. The client is advised to verify the accuracy of the plan by a professional surveyor.

The Client is advised to verify the accuracy of the plan by a professional surveyor.



Temporary Premises
for
Ivy Court Surgery
Recreation Ground Rd
Tenterden

for
Ivy Court Surgery

BLOCK PLAN
Alternative location
temporary offices and
facilities

duncan+graham
architects

11 BELL STREET
TENTERDEN
KT20 1JH
01843 294200
www.duncan-graham.co.uk

15.036
18

Original drawing size: A0 [] A1 [] A2 [] A3 [] A4 []

**Tenterden
Kent TN30**

Tel:

Email:

Claire Marchant, Senior Planning Officer
Ashford Borough Council
Civic Centre
Tannery Lane
Ashford

cc. Simon Cole, Head of Planning Policy
Rt. Hon. Damian Green MP
Phil Burgess, Town Clerk

October 1st 2018

Dear Claire

Planning Application 00708 for Land North of 14 Westwell Court – 2017/2018

I was unable to speak to you over the telephone this morning, so have decided to write to ask why the above application, submitted on 21st September, has not appeared on daily planning alerts or on the weekly planning application list for the week commencing 24th September, having been effectively concealed from residents by appearing with last year's applications? This is particularly relevant as the plan was apparently submitted eight days before a public meeting in Tenterden Town Hall last Saturday, when the protection of its green spaces was discussed by residents in detail.

A letter to you from the applicant's planning consultant at Hobbs Parker, Steve Davies, refers to ongoing discussions with Ashford Borough Council and a meeting there on January 25th, stating that the new plan submitted on 21st September has been 'revised according to your suggestions'. I find this difficult to believe when any further development on a greenfield site would be in opposition to Ashford Borough Council's current Local Plan, while the details of this particular plan not only disregard all strongly stated previous objections, but would appear to me to have ignored a number of conditions placed on its re-application. ie:

- 1) Kent County Council's Public Rights of Way and Access Service requested a legal diversion of the AB20 footpath before considering a new plan, to avoid the use of an estate road crossing the existing footpath, or any disturbance to its surface or obstruction to it, during construction. This hasn't happened, has it?
- 2) Both the East Kent Badger Group and the Kent Reptile and Amphibian Group identified methodological failings in the ecological survey conducted by Corylus Ecology prior to the previous application, while the Kent County Council's Ecological Advice Service asked for further surveys, eg. on bat emergence, which do not appear to have been conducted.

- 3) Southern Water refused to accommodate the needs of the previous application without a further strategy for drainage and foul water disposal, and despite the fact that a further 16 months have elapsed, I can find no further documentation.
- 4) The Fire Plan for the new application takes no account of the fact that the official 3.5 meter width for fire engine access is absent when a single car is parked in the main approach through Westwell Court.
- 5) The Badger Survey of the site conducted by Corylus Ecology in January 2017 confirmed that damage to a badger sett or obstruction to its access is an offence under the Protection of Badgers Act of 1992, and recommended a buffer zone of 30 meters between the active sett they identified and the nearest building. In the new plan, part of the main care home buildings are literally built over the existing sett, with the supposed buffer zone apparently extending through the building to its centre! The application refers to a Badger Mitigation Strategy, which isn't yet available. But it's hard to see how it can mitigate an illegal destruction of part of the sett and the absorption of most of the Badgers' main foraging area.

Add to these objections the fact that the proposed new care home would not only occupy but would effectively obliterate one of Tenterden's most appreciated and treasured green areas for walking and its fine view of an AONB, and it's difficult to imagine how anyone could consider it appropriate. With the loss of other green areas to development, the ancient AB20 footpath that runs through this site is walked continually by residents in search of exercise, fresh air and contact with the natural world. 115 of them wrote in to object to the previous application to build there, while recent evaluations by the Tenterden Green Space steering group have identified it as a likely candidate for statutory Local Green Space designation and protection.

I have written to you personally at this point, as the application hasn't yet appeared amongst those for 2018. But presumably it will do shortly, to give residents an opportunity for recording comments and objections.

With best wishes,

A handwritten signature in dark ink, appearing to read 'Richard Masefield', written over a horizontal line.

Richard Masefield