

## TENTERDEN TOWN COUNCIL



### **MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT TENTERDEN TOWN HALL ON 3<sup>RD</sup> APRIL 2018**

**Councillors Present:** M. Carter, J. Crawford, Mrs. C. Curteis, H. Edwards (Vice-Chairman), M. Freeman, Miss N. Gooch, R. Isworth, Dr. L. Lovelidge, Cllr. R. Lusty (Chairman), K. Mulholland and J. Nelson.

**Officers Present:** Town Clerk Mr. P. Burgess, Deputy Town Clerk Mrs. C. Gilbert, Accounts Clerk Mrs. J. McCollum and Administrative Assistant Ms. S. Ratcliffe.

**Others Present:** Cllrs. Mrs. S. Ferguson, C. Knowles and A. Sugden (not members of this Committee) and 26 members of the public.

6765 **APOLOGIES FOR ABSENCE.** None.

6766 **DECLARATIONS OF INTEREST.** Cllr. Nelson declared an interest in Application Nos. 18/00327/AS and 18/00425/AS and would leave the room when discussed. Cllr. Edwards declared an interest in Application No. 18/00349/18 and would leave the room when discussed.

6767 **MINUTES.** The minutes and report of the meeting held on 12<sup>th</sup> March 2018 were confirmed and signed as a correct record.

6768 **MATTERS ARISING.** None.

6769 **MEMBERS' QUESTIONS.** None.

6770 **PLANNING APPLICATIONS.** The Committee considered the following planning applications. It was **RESOLVED** that its recommendations would be submitted.

**17/01494/AS** **Oaste Cotte, Cranbrook Road.**  
Construction of an Equestrian Menage and the construction and building of a stable yard with three stables, wash down and vet area, tack and rug store and hay and straw store with hardstanding access.  
**DECISION DEFERRED pending site visit.**

**17/01904/AS** **23 Wayside Avenue.**  
Single storey front extension to garage.  
**SUPPORT.**

**18/00174/AS** **Esperanto, Golden Square.**  
Creation of a new access.  
**SUPPORT with the comment that the Town Council also fully supports the comments from Kent Highways.**

- 18/00177/AS Garages behind 2 to 8 Beacon Oak Road.**  
 Demolition of nine garages and erection of single dwelling with associated fencing and landscaping.  
 Mr. J. Thorne of Beacon Oak Road presented his objections to the planning application and also represented the residents of two other properties on Beacon Oak Road and one on Rothley Close.  
 Mr. Thorne advised the Committee that five previous planning applications had been rejected for the piece of land. The current application failed on all three counts of the general planning guidelines: reasonable access, privacy and amenity. Five properties would be immediately affected by the property. The land also sits in the conservation area.  
**OBJECT on the grounds that previous applications must be taken into consideration and the Town Council fully supports the neighbours' objection comments.**
- 18/00313/AS 17 and 17A High Street.**  
 Proposed removal of internal separating wall between 17 and 17A High Street, alteration to existing external doorway, removal of internal partition walls at ground floor level only.  
**SUPPORT noting that consideration should be given to wheelchair/pushchair access.**
- 18/00322/AS Mayfield, Ingleden Park Road.**  
 Erection of rear conservatory.  
**SUPPORT.**
- Cllr. Nelson left the room.**
- 18/00327/AS The Cottage, Belcot Manor Farm, Smallhythe Road.**  
 New single storey side extension; conversion of existing attached barn with first floor extension over; new cart style garage; alterations to residential curtilage.  
**SUPPORT.**
- Cllr. Nelson returned and Cllr. Edwards left the room.**
- 18/00349/AS Eastwell Barn, East Cross.**  
 Addition of new conservation rooflight window to rear elevation; addition of new ground floor window and French doors to rear elevation; installation of garage doors to open double garage.  
**SUPPORT.**
- Cllr. Edwards returned to the room.**
- 18/00351/AS Huson Farm, Sandy Lane.**  
 Proposed garage, workshop and agricultural equipment store.  
**SUPPORT.**

**18/00353/AS    The Woodlands, Ingleden Park Road.**

Erection of a 1.3m high front wall.

**SUPPORT.****18/00425/AS    Honeymoon Restaurant, 3 East Cross.**

Change of use only from A3 (restaurants/cafes) to A4 (drinking establishment).

The applicant, Mr. R. Pratt of Wittersham, addressed the Committee and provided more information on the change of use. He is proposing to run a micro pub and tapas bar which sells real ale/cider. It is not a stereotypical pub and there will be limited trading hours. It would be a good addition to the Town and attract more custom to the Town itself.

**SUPPORT on the understanding that the rear of the property is not used as a garden or live music is carried out on the premises.**

6771 **ASHFORD BOROUGH COUNCIL DECISIONS.** List No. 564 was **NOTED**.

6772 **ASHFORD BOROUGH COUNCIL LOCAL PLAN 2030.**

- (a) Mr. A. Poole of Appledore Road addressed the Committee and repeated his statement from the January meeting with regard to the increase in units to 225 on Tent1b being possible given the shortfall in the number of units on Tent1a. Mr. Poole raised his concerns regarding Wates' attack on ABC's local plan; Wates had called into question the five-year land supply. Mr. Poole advised that the Town Council needed to support ABC.
- (b) The Committee discussed whether they should continue to oppose the inclusion of the 50 additional units in the local plan or to support the increase. It was **RESOLVED** to support ABC in the inclusion of the 50 additional units on the understanding that the units would be flats, with preference to being affordable housing. Eight members supported the decision, three were against. Chairman, Cllr. Lusty, will represent the Council at the hearing on 17<sup>th</sup> May 2018.

6773 **GYPSY, TRAVELLER & TRAVELLING SHOWPEOPLE ISSUES AND OPTIONS & SEARCH FOR AVAILABLE LAND FOR GYPSY TRAVELLER PITCHES.** The Town Clerk had completed the survey, which the Committee reviewed. It was **RESOLVED** to send the revised form off to Ashford Borough Council, with a few minor amendments.

6774 **SUB-COMMITTEE & WORKING GROUP REPORTS.** Cllr. Nelson requested that a meeting is arranged for the Strategic Planning Sub-Committee.

6775 **MINOR MATTERS.**

- (a) The letter from the Joint Parishes Planning Group and the Minister's reply was **NOTED**. Cllr. Nelson advised the Committee that comments could still be made on the revised National Planning Policy Framework for which the deadline is 10<sup>th</sup> May 2018. (Consultation link: <https://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework>).

6776 **ANY OTHER BUSINESS.**

- (a) Land to the West of Appledore Road and North of Shrubcote: Application No. 16/01090/AS. Cllr. Isworth was extremely disappointed at the way the Planning Inspectorate had dealt with the Appeal for the above planning application and was concerned at the potential domino effect on what is very much a greenfield site. Cllr. Isworth highlighted that 70% of appeals succeed and was very concerned at other greenfield sites across the Town.
- (b) Ivy Court Surgery. Cllr. Lusty advised that there had been discussions regarding the expansion of Ivy Court Surgery, but as yet, no formal planning application had been received. Cllr. Knowles reported that he was with Ivy Court Surgery recently at Pre-planning with Ashford Borough Council. Funding had now been signed off by the NHS Clinical Commissioning Group and they were aiming to go to planning shortly. It was envisaged that by March 2020, they would be open for business.

**The meeting opened at 7.04pm and closed at 8.28pm**

The foregoing Minutes and Report were confirmed and signed at a meeting of the Planning Committee on the 23<sup>rd</sup> day of April 2018.

Chairman \_\_\_\_\_ (23.04.2018)