

TENTERDEN TOWN COUNCIL – Planning Committee – Strategic Space Planning sub-committee

Notes of meeting on 02 October 2018

Present:

Councillors: Jean Curteis, Nikki Gooch, Ken Mulholland, Mike Carter (part), John Crawford, Justin Nelson

Non-councillor: Roger Quinton

Chair and note-taking Justin Nelson

Purpose and scope:

After discussion, particularly in relation to the possible “Green Spaces Only” Neighbourhood Plan, it was agreed to raise questions with Ashford Borough Council’s planning officers as to the usefulness and preferred structure of the proposed plan as an SPD – draft questions attached as a separate document

Review of draft plan:

The High Street [etc] -

- 1 Revitalising the High Street: Mike Carter has not yet been able to meet Seren Welch to get her input on this aspect. He expects to be able to meet her shortly, and to have proposals ready within about 4 weeks. **Action: Mike Carter**
- 2 Specific areas for consideration – [REDACTED] site: Justin Nelson reported Graham Smith’s comments that, though the site is attractive – due to its location – for imaginative use, its narrow access prevents many possible uses and the best the town council can expect is that the site should be developed as a mixed use site (eg: residential accommodation above retail outlets), rather than trying to impose any tighter controls. The sub-committee agreed that the proposed plan should identify this site as suitable for mixed use development, but go no further. **Action: Justin Nelson to update draft plan**

Open/green spaces

It was agreed that input from the Tenterden Green Spaces Group should be invited once we hear from ABC in response to the questions referred to above. **Action: None yet**

Suggested criteria for potential development

John Crawford produced his first draft of an updated set of criteria, but agreed to review that draft in the light of comments made, in particular regarding the “Terry Farrell principles” (as endorsed by the TDRA criteria) in relation to larger possible developments.

The criteria would be split between criteria applicable to *all* development and those only applicable to larger scale development.

Once the revised draft has been prepared by John Crawford (**Action: John Crawford**), Justin Nelson would incorporate it in the draft plan and circulate a revised version (version 2) (**Action: Justin Nelson**).

It was agreed that the (draft) Local Plan policy TRA6 would be referenced in a section of its own in the draft plan, along with the recent Sustrans report on current facilities and opportunities for improvement in respect of walking and cycling provision – **Action: Justin Nelson**

Questions and comments:

Roger Quinton produced a list of questions and comments, based on a non-circulated version of the draft plan¹ and on the basis of the old TDRA “criteria for potential development, which were being updated by John Crawford. If needed, these questions and comments can be addressed in relation to version 2 of the draft plan.

Next steps:

It was agreed that the draft plan would be –

- 1 updated with John Crawford’s and Mike Carter’s contributions referred to above
- 2 reviewed by the sub-committee in light of ABC’s answers to the questions referred to above
- 3 produced to the town council’s Planning Committee for comment/endorsement as a preliminary draft plan
- 4 sent to ABC for their comments (rather than being tidied up first by professional advisers) then
- 5 reconsidered by the sub-committee with a view to seeking professional advice or undergoing public consultation, as appropriate

Next meeting: Wednesday 31 October 2018 at 17:00 at the Town Hall

DRAFT: 03 October 2018

¹ I think the problem arose because RQ was given a version of the draft plan that the Deputy Town Clerk had corrected in terms of formatting, but which had not been updated in terms of the previous sub-committee meeting, hence it was out of kilter with the version circulated to the other sub-committee members - JN