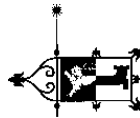


TENT 1 JOINT STEERING GROUP



MINUTES OF A MEETING HELD ON 10th APRIL 2018

PRESENT:

For Ashford Borough Council: Cllrs. Mike Bennett & Paul Clokie, David Harrison (Building Control and quality placemaking manager)

For KCC: Cllr. Mike Hill

For Dandara: Apologies

For Taylor Wimpey: P Gibson

For Tenterden Town Council: Cllrs. Mrs. J. Curteis, J. Crawford, R. Lusty & K. Mulholland.

Cllr Clokie was in the chair. Town Clerk Mr. P. Burgess was present and took notes.

APOLOGIES FOR ABSENCE: Apologies had been received from Alan Bates, Colin Kinloch, Cllr Nikki Gooch (TTC) Katy Magnall (ABC) & Ciaran Downey (Dandara).

NOTES OF THE MEETING HELD ON 9th JANUARY 2018: The notes were agreed as a true record.

UPDATE FROM DEVELOPERS:

Dandara: The committee was disappointed that no representative of Dandara was available. Ciaran Downey had intended to attend but 'phoned on the morning of the meeting to say he was ill. Members were asked to look over the attached update from Dandara and comment by e-mail.

Taylor Wimpey (TW): To be read in conjunction with the attached update. 90% of foundations are now complete – the remainder may require piling to avoid roots etc. 30% of rooves are in situ and 40% of properties are first fixed. Apartment roof construction is underway. Gas and water main connections are complete. Electricity supply is still delayed and subject to wayleaves being agreed. Paul Gibson is aware of the time constraints and will monitor the situation.

Southern Water have advised that there is an asbestos main in Smallhythe Rd which needs removal but is not connected with the TW site.

BT main input not present as yet and is overdue – this will be fibre optic cable.

The vegetation clearance has been done and works to car ports is well underway.

A brief is attached for the public art which will go out to tender. TW and Dandara are in consultation with ABC public arts officer. The views of the steering group should be reflected. The arts budget is £25K for 2 locations.

Affordable housing units are underway – June or July handover is expected. West Kent Housing association is the provider for rental accommodation.

The sales model for housing is 1 unit per week. 7 or 8 have been sold so far. Advance sales are more difficult as Tenterden is a unique development and potential buyers cannot view an equivalent completed property on another site.

A consultation indicated that buyers would prefer to have additional living space rather than having an open fire or log burner. The false chimneys would be clad in brick for authenticity.

UPDATE FROM ASHFORD BOROUGH COUNCIL: A written report from Katy Magnall stated:

"The only issue I have to report relates to the TW Amendment application to facilitate retention of the tree. This has been withdrawn following discussions with the Council.

The proposed amendment to the layout was inferior to the approved scheme and whilst it sought to retain the Oak, there were concerns about the relationship of the tree to some of the proposed units and its poor context. The Council's Tree Officer has been in discussions with TW to find a solution and it has been agreed that the Oak should be replaced by a large specimen tree to be planted at the centre of the green space. Whilst the loss of the Oak is clearly unfortunate, the newly planted tree should include a high quality circular bench around its base to provide a central feature within the space to act as a focal point and enhance the environment in the longer term. "

Paul Gibson advised that the tree would have a girth of around 500mm (the maximum recommended for transplanted trees). He has suggested that the felled oak be incorporated in the public art sculpture which was thought by the committee to be a positive suggestion.

Cllr Clokie affirmed that Katy should be present at meetings and asked that David Harrison take this up with Tim Naylor (head of planning).

David Harrison had made a recent visit to site. Dandara needed to raise the height of their carports after construction. Cllr Lusty raised the issue of doors attached to car ports as seen in other areas. Paul Gibson stated that full planning permission was required to change to a garage and the TW literature advised buyers of this. The Town Clerk would check with Dandara that this was the case with their car ports.

REGULARITY OF MEETINGS. Members agreed that the schedule should move to an 8-weekly cycle. Tent1b would not be included at present but Cllr Clokie suggested workshops should be arranged at the appropriate time. Schematics would need to be prepared for the new site.

MEMBERS QUESTIONS.

Cllr. Lusty requested a further site visit "post-mud" when the site as a whole would be suitable for a walk around. Paul Gibson advised that this would be possible within 9-12 months' time.

Cllr Lusty enquired about the pedestrian link between the development and Tesco which would avoid additional short car trips. Paul Gibson advised that it was still in consultation with Katy Magnall and Tesco over this issue. Because of the levels involved the path would not be DDA compliant and would be unsuitable for trolleys. A significant amount of work would also need to be undertaken by Tesco on their property. Taylor Wimpey are happy to create the path as far as their boundary. David Harrison would check the current status with Katy Magnall.

Cllr Crawford asked whether the properties would be leasehold or freehold. Paul Gibson advised that all owner-occupied properties would be freehold unless flats or a dwelling above a garage.

The state of the Recreation Ground Rd was raised. Potholes are becoming more prevalent. The Clerk advised that this remained KCCs responsibility until completion of the development. Cllr Hill confirmed this and advised that dialogue continued between Dandara and KCC but stated that a short-term fix would not be undertaken by KCC. The Clerk would request that Dandara patched the pot holes again as a gesture of goodwill.

Cllr Hill voiced concerns over the through road becoming a "rat run" between the Smallhythe Rd and Recreation Ground Rd. Cllr Clokie felt that the design incorporating 5 staggered junctions would deter this sufficiently.

ANY OTHER BUSINESS: None

DATE OF NEXT MEETING: Tuesday 5th June at 2pm

The meeting opened at 2.00pm and closed at 2.50pm