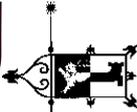


TENT 1 JOINT STEERING GROUP

Tenterden and District
Chamber of Commerce



ASHFORD
BOROUGH COUNCIL



MINUTES OF THE TENT 1 JOINT STEERING GROUP MEETING HELD ON THE 10th SEPTEMBER 2013

PRESENT:

Martin Vink (**MV**) – Ashford Borough Council Planning.
Jennifer Crickmore-Porter (**JCP**) and Robin Wade (**RW**) – Tenterden Town Councillors.
Mr. Leo Hickish (**LH**) – Partner at Batcheller Monkhouse & TTC Consultant.
Mr. Chris Moore (**CM**) – Land and Planning Director, Taylor Wimpey.
Jill Hutchinson (**JH**) – Ashford Borough Councillor
Mike Hill (**MH**) – Kent County Councillor
Ann Achow (**AA**) – Save Tenterden Action Group
Colin Kinloch (**CK**) – Weald of Kent Protection Society
Peter Davies (**PD**) – Tenterden & District Residents Association

Town Clerk Hester Deackes and Administrative Assistant Robert Parham were also present, and took notes.

MV was in the chair.

- 1. APOLOGIES:** Apologies were received from Richard Alderton, Paul Clokie, Mike Carter, Roy Isworth and Richard Thomas.
- 2. MINUTES.** It was agreed that the notes of the meeting held on 3rd July 2013 were a true and correct record.
- 3. ORAL PROGRESS REPORT FROM THE DEVELOPMENT TEAM.**
CM reported that the development team had been busy progressing the master plan. The second parking survey [which had been requested in order that peak usage in summer months was taken into account] had been completed and the full results would be circulated soon. **MV** stated that he would pass the results of the survey onto the Parking department at ABC, at the request of **JH**.
CM reported that the ecological surveys were also largely complete, and would be made publicly available as soon as possible. He clarified that the ecological surveys were treated separately to drainage surveys, which would be carried out later in the planning process. Southern Water PLC had indicated that a report on foul water would be delivered shortly. **MV** clarified that Southern Water PLC had a duty to make the necessary foul water capacity available.
CM reported that the feedback from the workshop had been taken on board and was being used to inform the next stages of the master planning process. He indicated that it was hoped that the next Steering Group meeting (and subsequent public workshop) would focus much more closely on technical details and the specifics of the development, and confirmed that the Steering Group would be able to see concepts for houses and street scenes.
AA asked whether the results of the traffic survey would be made available at [or prior to] the next public workshop. **CM** confirmed that the results would be published as soon as the raw data had been written into a full report. **JH** stated that she felt this was very important, in the light of perceived errors which had been made at the time of the construction of the Tesco store off Smallhythe

Road, which had left the road too narrow to deal with the required amount of traffic, and the pavement not wide enough to be used by pedestrians with some baby buggies or mobility scooters.

4. WORKSHOP REPORTS UPDATE.

MV indicated that ABC had received the draft report of the workshop and had made its amendments and sent it back to Taylor Wimpey. **RW** stated that the Town Council had not seen this report, and requested that it be forwarded to the Town Clerk. **AA** stated that she had been under the impression that the draft report would be made available to all of the delegates who had attended the workshop. **RW** volunteered the TTC website to host the draft report in order that delegates could view it. **MV** stated that he felt that the membership of the Steering Group represented a good cross-section of attendees, and thus felt that it would be unnecessary to circulate the draft report to all delegates. It was agreed that TTC would give its feedback within one week, and then the final report would be uploaded onto the TTC website.

5. NEW HOMES BONUS.

RW requested that TTC be given more information on the New Homes Bonus, as knowledge of the bonus had only arisen as the result of a Freedom of Information request by a Tenterden Resident. Members of TTC had felt that if there was up to £2,000,000 to be spent on delivering local services, TTC should have some say in its allocation.

MV gave an explanation of the New Homes Bonus, its uses in the past, and its present role. While it had in the past been used as an incentive, to deliver extra services to towns where large-scale new builds were taking place, it had been severely impacted by austerity cuts from Central Government. The reduction of the Revenue Support Grant had left a gap in Borough Councils' budgets which they were expected to fill with the New Homes Bonus. It could therefore no longer be seen as an incentive for large-scale new developments.

6. SECTION 106 PAYMENTS – DRAFT REQUIREMENTS.

MV introduced S106 payments and their purpose, indicating that S106 payments could be made where a developer had been unable or unwilling to incorporate a certain facility or service [the need for which had arisen as a result of the development in question] into the area of the development. S106 payments would then be made by the developer to the local authority in order that provision of this specific facility or service could be made elsewhere in the locality. **MV** had prepared a report of the areas in which the developers should make either provision or a S106 payment. **CM** indicated that an independent consultant might be hired to verify the findings of this report, and requested that technical data be provided to back it up.

RW gave a summary of TTC's priorities with regard to S106 payments. It had placed the provision of affordable homes as its highest priority, generally agreeing with the allocation of 35% affordable homes, while questioning the split *within that 35%* of 60% social rented housing and 40% other affordable housing. **MV** indicated that this was a standard apportioning adopted by ABC across the borough and that there would be very little room for negotiation on this point. **RW** indicated that TTC considered the idea of spreading the affordable homes throughout the development (rather than placing them all in one area) was preferable. He also requested that provision of affordable housing was biased towards local people. **MV** replied that whereas it was possible in smaller village developments to guarantee for perpetuity that a house would be reserved for local people, legislation prevented this being applied in a town as large as Tenterden. However, ABC would be working with Housing Associations to allocate the housing appropriately. **RW** requested that a presentation be made to TTC explaining the process of allocating housing. **MV**

stated that he would ask the Housing Department at ABC to see if they could set this up.

RW reported that TTC would like to take ownership of [and responsibility for] any available public space etc. in the Tent1 development, given that it would no longer be responsible for maintenance of the Wildflower Meadow [part of the Tent1 Land Allocation]. He also indicated that wherever other areas (such as public art, carbon offsetting) were concerned, TTC would like to have some considerable input on the expenditure of this S106 money. **MV** indicated that ABC would look at making arrangements with TTC on this matter.

7. FUTURE PROGRAMME AND FURTHER CONSULTATION.

It was agreed that a further consultation and exhibition of the plans to date would be made available in late October/ early November following the next meeting of the Steering Group. This would allow six weeks for any necessary alterations to be made prior to the submission of a detailed planning application at the end of the year. **CM** indicated that there would be sufficient time to make any necessary changes to the plans between the Steering Group meeting and the public exhibition. **MV** stated that it might be inadvisable to submit an application immediately before Christmas, as this might give the impression that the planners were attempting to get the plans through unnoticed during the Christmas period, suggesting early January as a more appropriate time.

AA requested that the extent of public open space be made clear on the plans at the public exhibition, as she felt that the earlier plans had been vague on this matter. She also requested that the exhibition be held on a weekday, at the weekend and in an evening to ensure that members of the public had sufficient time to attend, and that the event was advertised well in advance. **CM** stated that it was impractical to have the master planning team in attendance for this long, but suggested that it would be possible to have the full team in attendance for a full day on a Thursday and part of the team for a Saturday morning. **RW** suggested that a static exhibition of the plans could be in place at the Town Hall for a longer period of time, to allow residents to have sufficient time to view it. **MV** stated that he felt it was important that the public exhibition would not centre on presentations by the master planning team, so as to avoid repeating the same discussions as the previous workshops.

8. LEISURE AND SPORTS FACILITIES REVIEW.

MV reported that the full review of leisure & sports facilities provision in the town, which had been commissioned by ABC was well underway, with a preliminary report expected very soon. **RW** stated that the outcome of the first stage of the review was expected at the beginning of November.

9. ANY OTHER BUSINESS.

RW enquired as to whether waste bin storage was to be factored into the plans. **MV** confirmed that ABC expected planners to include this factor in all plans. Bin storage would be to the rear of properties, with clear access for waste lorries. There would be no need for residents to bring waste through homes, or to store waste at the front of their properties.

RW asked by whom the improvement of Six Fields Path as a pedestrian and cycle route was to be carried out, given that it was included as an access to the site but was in private ownership. **CM** stated that it could be carried out by the developer, in discussion with the owner of the land. **MV** confirmed that ABC had been in discussion with the landowner in question.

10. DATE OF NEXT MEETING.

The next meeting was arranged for 9.30am on Wednesday 16th October 2013 in the Mayor's Parlour at the Town Hall. This would allow sufficient time for ABC to meet with the developers to work on the technical details of the existing plans. The public exhibition would then take place in early November.

The meeting opened at 9.30am and closed at 11.00am.