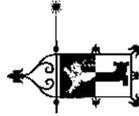


TENT 1 JOINT STEERING GROUP



MINUTES OF A MEETING HELD ON 12th September 2017

PRESENT:

For Ashford Borough Council: Cllrs. Paul Clokie, Ms. Katy Magnall and David Harrison (Building Control and quality placemaking manager)

For Dandara: C. Downey

For Taylor Wimpey: Mr. P. Gibson.

For Tenterden Town Council: Cllrs. Mrs. J. Curteis, Miss N. Gooch and K. Mulholland.

For TDRA: Alan Bates

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

APOLOGIES FOR ABSENCE: Apologies had been received from Cllr Mike Hill (KCC), Cllr R Isworth & Cllr R Lusty (TTC), Colin Kinloch, Cllr Mike Bennett (ABC), Chris Dixon (ABC Cultural services officer).

NOTES OF THE MEETING HELD ON 6th July 2017: The notes were agreed as a true record.

UPDATE FROM DEVELOPERS:

Dandara: Ciaran Downey presented the September development update which will be circulated with these minutes. Phases B and C, (illustrated on the plan attached to the update document) will be tackled simultaneously. Phase D was done in advance to reduce impact on the area. A completion rate in excess of 50 houses p.a. is expected and the final site completion will be the end of 2019 and possibly earlier.

The first block of affordable housing (shared ownership) should be handed over to the Moat housing association by Christmas. Further details on update sheet.

Sales offices show houses will open on the 21st and 22nd Oct. Plenty of prospective buyers are registering on-line. The site visit for the steering group was arranged for Fri 20th October at 3pm. No PPE will be required as only completed/safe parts of the site on phase A will be visited.

The area from Bells Lane to the junction with the 3 fields path needs attention for pedestrians and mobility scooters and Dandara hope to upgrade this with tarmac and kerb. (Post meeting note: This area is owned by the William Judge trust who advise that they require Charity Commission clearance before this work goes ahead). A 2 or 3-week closure would be required for this work and it will be undertaken when an alternative access through phases A&B is available. From late spring to early summer 2018 safe access through the site as a whole will be completed.

The owners of the triangle of land to the north of phase B had originally submitted a planning application for 3 dormer bungalows. Dandara have worked with the owners to design a two-house solution in keeping with the area and a planning application will be submitted shortly.

Taylor Wimpey (TW): Presented by Paul Gibson. A development update is also attached.

Most of the onsite roads have been completed to base course. Drainage and foundations are at an advanced stage and the electricity sub-station building is complete (there will be separate sub-stations for each developer's plot).

The sewage pumping station connections are to be made shortly. The gas works on the Smallhythe Rd are not within TW control.

Affordable housing target dates remain the same and TW are looking to launch in November.

The site visit will require groups of 6 and PPE will be provided (Hard hats, boots and Hi-vis jackets) *Action: TTC to advise shoe sizes prior to visit.* The visit was arranged for the 20th October at 2pm (just prior to the Dandara visit). Visitors are advised to bring thick socks.

UPDATE FROM ASHFORD BOROUGH COUNCIL: David Harrison provided photographic examples of good practice on the site including movement joints and rainwater downpipes, wet and dry verges (on roofing equipment). The stonework boxing would be retained until last moment to prevent damage. The fake chimneys were pointed and looked good. Drainage joint gap were left in the plinth course to avoid kick-out for downpipes. Meter cupboard had been protected during the build and window protection film was used on the glass itself.

Katy Magnall advised that ABC was continuing to discharge the pre-commencement conditions and starting on other conditions. Public art had still not been resolved and the steering group should be involved in these decisions. Regular on-site visits are improving the quality management regime (QMR).

Paul Clokie queried what the intention was regarding potential Controlled Parking Zones (CPZ). These should perhaps be investigated through the parking forum to tackle potential full-day worker parking. Ciaran Downey advised that a management company had been set up for whole site and a CPZ would have an impact on the policy. Paul Clokie will consult parking services officers at ABC. KCC say they would favour a CPZ on both sides of the development. The cost of a CPZ is normally around £40 p.a. for residents.

MEMBERS QUESTIONS.

Alan Bates queried the non-discharge of condition 9 regarding the brickwork and other detail. The construction of panels to be displayed on site to had been required to illustrate the eventual finish but things have now moved on and the QMR means that there is no real need for the condition now. Paul Clokie will talk to head of planning regarding discharge of this condition. Ciaran Downey pointed out that the condition was not practical as there were so many drainage options.

ANY OTHER BUSINESS: None

DATE OF NEXT MEETING: Wednesday November 8th at 2.00 pm following the site visits.

The meeting opened at 2.30pm and closed at 3.40pm.