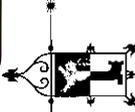


TENT 1 JOINT STEERING GROUP

Tenterden and District
Chamber of Commerce



ASHFORD
BOROUGH COUNCIL



MINUTES OF THE TENT 1 JOINT STEERING GROUP **MEETING HELD ON THE 12th MARCH 2014**

PRESENT:

Mike Bennett - Ashford Borough Council,
Mike Carter (**MC**) – Tenterden & District Chamber of Commerce & Tenterden Town Council,
Paul Clokie (**PC**) - Ashford Borough Council & Tenterden Town Council,
Jennifer Crickmore-Porter (**JCP**) – Tenterden Town Council,
Peter Davies (**PD**) - Tenterden & District Residents Association,
Leo Hickish (**LH**) – Partner at Batcheller Monkhouse & TTC Consultant,
Jill Hutchinson (**JH**) - Ashford Borough Council,
Roy Isworth (**RI**) – Save Tenterden Action Group,
Colin Kinloch (**CK**) – Weald of Kent Protection Society,
Pamela Smith (**PS**) – Tenterden Town Council,
Martin Vink (**MV**)– Ashford Borough Council Planning,
Robin Wade (**RW**) - Tenterden Town Council).

TTC's Administrative Assistant Robert Parham was also present and took notes.

MV was in the chair.

1. **APOLOGIES.** Apologies were received from Mike Hill (Kent County Council)
2. **MINUTES.** It was agreed that the notes of the meeting held on the 10th January 2014 were a true and correct record.
3. **CURRENT PROGRESS ON LAYOUT & DESIGN.** **MV** reported that he had met with the development team two weeks previously and had been shown the latest iteration of the master plan. A number of areas of concern had been raised, and the development team had agreed to reconsider these areas.
 - (a) The pavement on Smallhythe Road, near the western entrance to the site, had been moved adjacent to the road, with the boundaries of the properties abutting it. However this did not take into account the fact that the existing footway was separated from the road by a verge and drainage ditch.
 - (b) Traffic calming had been reduced in the lane running from the Smallhythe Road direction towards Bells Lane, leading to concerns about the speed of traffic.
 - (c) Item c removed from the minutes.
 - (d) An open area which had developed on the plan to the rear of Field View, Bridewell Lane was to be given further attention.
 - (e) Gated parking courts are to be considered for houses located in the vicinity of Tesco.
 - (f) A road junction near the southern boundary of the site fell short of the specifications set by the Kent Design Panel. The development team had been asked to find examples of similar junctions elsewhere in the country which functioned effectively in order to justify its inclusion.
 - (g) An avenue of trees with reasonably sized canopies running along Recreation Ground Road and into the leisure centre car park was to be

- considered, in order to prevent this large open area from appearing barren.
- (h) The choice to place two two-storey houses at the end of Recreation Ground Road had been questioned, with ABC suggesting that a two or three-storey building of flats might be more suitable as a visual end to the road.
 - (i) The pumping station (and associated fencing), which had been located in the south east of the development, was still an issue of concern, as the chosen location required it to be sited immediately next to the road, directly opposite a pair of large houses. ABC had asked that alternative locations be looked at, while recognising that it was necessary to place it somewhere close to the lowest point of the site. The electricity substations had been designed to blend into the development.
 - (j) The plan did not fulfil the requirement to include up to 200 parking spaces in phase A of Tent 1 (only showing approximately 45 spaces). The proposals for the shortfall are expected from the developer and will be discussed as part of Section 106 negotiations.
 - (k) The plan did not appear to indicate any improvements to the footway and cycleway along Bells Lane, and this was expected to be given attention.
 - (l) It was unclear how many chimneys were functional and how many were decorative, and as there was increasing demand among home owners for wood burning stoves, the developers would be asked to clarify this.
 - (m) Due to the large, square footprint of some of the house designs, some roofs were at a very low pitch, and the developers had been asked to look again at these designs.
 - (n) The plan did not seem to conform to ABC's requirements regarding renewable energy sources, and the developers would be asked to consider the inclusion of photovoltaic panels or heat pumps.

MV queried whether the development might appear to be a "pastiche" of existing areas of the town, particularly the High Street, and asked the steering group whether it was happy with the house designs showing so little modernity. The group agreed that while it would be reasonable to include some more modern elements, the workshop process had very clearly identified a desire to see the development blend in the High Street, and was therefore broadly happy for the designs to continue as they were.

The development team would be asked to consider varying the street scene (to help avoid a uniform appearance) by making alterations to the designs of individual car barns, and the materials used (e.g. brick, tile, slate, render) etc. The development team would also be asked to identify the existing buildings in Tenterden which had served as the inspiration for the presented house designs.

4. SECTION 106 NEGOTIATIONS. **MV** reported that the developers had not yet returned an offer regarding the Section 106 contributions, but he expected a formal response within a few weeks. The full application was now expected to be submitted in April. **LH** indicated that the delay had been caused by the architects making various changes arising from the consultation process, but that the 106 proposal would be likely to take the form of a complete document. **MV** confirmed that if there was to be any negotiation arising from the 106 proposal he would be looking to the steering group for direction.

5. PROVISION & MAINTENANCE OF PUBLIC OPEN SPACE. **MV** reported that as ABC would be unwilling to adopt responsibility for open spaces in the development, these could be either taken on by the Town Council or be the responsibility of a private management company. The developer would be making a proposal regarding this as part of the application. He added that **TTC** would need to make a decision on this matter before the end of the year. **PC**

asked for a rough idea of the costs associated with maintaining these spaces. **MV** stated that it would be impossible to give a figure until planting schemes had been decided upon, but said that he would ask his colleagues at ABC for a guide figure. **RW** reminded members that TTC had voted to adopt any public open spaces that it could, as long as the appropriate funding was also supplied. **LH** stated that the development team would appreciate some form of steering on this matter, but were not looking for a firm commitment at that stage. He agreed to present to the Town Council the various options relating to this matter.

6. ANY OTHER BUSINESS.

- (a) **RI** asked how much money the Town Council would be expecting from the sale of the Wildflower Meadow, as local organisations had asked him how much money they could expect to see. **LH** reported that it would be impossible even to give a guide figure at that stage, as the value could differ by as much as 30% either way depending on the Section 106 proposals put forward by the development team.
- (b) **LH** stated that it would be helpful to receive some direction from ABC (as lessee) regarding the legal structure of ownership of (and proposals relating to) the leisure centre. **MV** confirmed that discussions were nearly complete with the leisure centre, and ABC would therefore be able to present this soon.

7. NEXT MEETING. It was agreed that the next meeting would take place on 9th April 2014 at 9.30am.

The meeting opened at 9.30am and closed at 11.22am.