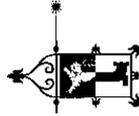


TENT 1 JOINT STEERING GROUP



MINUTES OF A MEETING HELD ON 20th FEBRUARY 2018

PRESENT:

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

For Dandara: P. Hatfield

For Taylor Wimpey: P Gibson

For Tenterden Town Council: Cllrs. Mrs. J. Curteis, R. Lusty, & 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 Mike Bennett (ABC), Cllr Nikki Gooch (TTC), Colin Kinloch & Ciaran Downey (Dandara).

NOTES OF THE MEETING HELD ON 9th JANUARY 2017: Were agreed as a true record.

MATTERS ARISING Cllr Lusty enquired about the requested site visit to Taylor Wimpey. Paul Gibson said the show home and other finished properties are ready to view. The Town Clerk would arrange a visit with TW. Parking for the visit would perhaps be best at Tesco and meet on foot at the first properties just off the Smallhythe Rd.

UPDATE FROM DEVELOPERS:

Dandara: A printed update document was circulated at the meeting. Phase A are all wind and watertight. Affordable housing occupations will start in March. Building order will be phases A then B then C. Tarmac will be applied to roads in phase B in mid-March. Work on phase D will start again in July once access through the TW site is arranged. The additional planning application for 2 houses to the north of Phase B has recently been approved. 7 plots have been sold to private buyers. Phase C foundations will start in July. Phase D foundations are largely in place as are the roads. Most of the tree works in phase D are complete prior to the bird nesting season.

Taylor Wimpey (TW): A printed update was circulated at the meeting. 90% of foundations on site are complete. Internal fittings are progressing well (see report for details). Foul rising main is complete & attenuation basin will be completed in spring once the ground conditions improve. Richard Lusty queried the connections with the McCarthy Stone site. Paul Gibson advised that the McCarthy stone surface water connects into the TW supply, but the foul waste is not connected to the TW development. Katy Magnall will check any outstanding issues with Claire Marchant of ABC Planning or Southern Water as appropriate. Gas and water mains are complete. Electrical connection awaiting UKPN for final connectivity, but this will not delay the sale of houses. Vegetation clearance will be undertaken shortly on land adjoining "Townland". The first new houses are due for completion in June 2018. All NHBC conditions are now discharged. TW policy on site is to have a complete area unit finished

rather than releasing houses for sale a few at a time. This will avoid the "building site" situation for new owners.

UPDATE FROM ASHFORD BOROUGH COUNCIL:

Building Control David Harrison had looked into the "SUDS" land drainage. Paul Gibson advised that all the necessary applications have been submitted and that individual property boundaries were stopped short to allow a management company to maintain the ditches easily. A single management company was to act for both developers. David Harrison was happy that there was sufficient provision for bins. Paul Hatfield advised that majority of bins on the Dandara site will be going on drives for collection. Apartments will have dedicated large bins.

Section 106. Funding of £10,000 is available for parking restrictions with an allocation for monitoring and review of any travel plan being available. Traffic surveys are not included in the S106 allocation.

Planning Katy Magnall advised that many more planning conditions had been discharged. TW and Dandara have a joint plan on public art and have appointed a consultant to progress this (a wider consultation will be available later). The amended plans submitted to accommodate the incorrect plotting of a sizeable Oak tree on the TW site had still not been agreed. The tree must be retained. Paul Gibson will progress this, arranging a site visit with planning and the tree officer as appropriate.

MEMBERS QUESTIONS.

Restricted Parking Zone (RPZ) Richard Lusty asked if developers had considered this. The scheme had been considered throughout the planning process and both developers would scrutinise the ABC proposals and reply before the 1st March consultation deadline. Each unit on the development has two parking spaces as a minimum.

ANY OTHER BUSINESS: The "tax windows" (window recesses in brick, so called after the Georgian window tax when windows were bricked up to avoid payment) are a design feature to improve symmetry. There is no lintel present and these are not intended for later conversion to windows.

DATE OF NEXT MEETING: Tuesday 10th April at 2pm

The meeting opened at 2.00pm and closed at 3.00pm