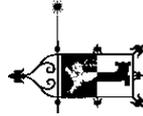


# TENT 1 JOINT STEERING GROUP



## MINUTES OF A MEETING HELD ON 21<sup>ST</sup> AUGUST 2018

---

### PRESENT:

**For Ashford Borough Council:** Cllrs. Mike Bennett & Paul Clokie, Ms. Katy Magnall (Planning), David Harrison (Building Control and Quality Placemaking Manager)

**For KCC:** Cllr. Mike Hill

**For Dandara:** None.

**For Taylor Wimpey:** Paul Gibson

**For Tenterden Town Council:** Cllr. Mrs. Jean Curteis

**TDRA:** Alan Bates

Cllr Clokie was in the Chair. Deputy Town Clerk Mrs. Claire Gilbert was present and took notes.

---

**APOLOGIES FOR ABSENCE:** Apologies had been received from Mike Bennett (ABC), Colin Kinloch (ABC), Ciaran Downey (Dandara), Cllrs. John Crawford, Miss. Nikki Gooch & Ken Mulholland and Town Clerk Phil Burgess.

**NOTES OF THE MEETING HELD ON 5<sup>TH</sup> JUNE 2018:** The notes were agreed as a true record.

**UPDATE FROM DEVELOPERS:** To be read in conjunction with written updates provided.

**Taylor Wimpey (TW):** 50% of rooves are now on with 50% first fixed and 30% second fixed. 20% of the car ports are complete. Foul rising main is 100% complete. The attenuation basin is formed, hard landscaping is 80% complete with the soft planting commencing in the autumn. The legal process is underway to offer the roads and sewers for adoption to the statutory authorities to get Sections 38 10 agreements in place. The gas, electric and water main serving the development are complete. The first of the new homes is complete and four units are now occupied, with a projected target of 24 units by the end of the year.

Following the withdrawing of the planning application to remove the protected Oak tree, a revised planning application was validated by ABC on 25<sup>th</sup> July 2018 for the re-plan of plot 60-63; it is hoped that a decision will be made by early September. In light of this, Cllr. Paul Clokie asked whether Dandara were able to progress with their section of abutting land. Paul Gibson reported that the four houses did not need to be completed before that section of Dandara's land was developed.

David Harrison raised an issue with a property at the top end of the site; there appeared to be cracking in the brickwork and there did not seem to be expansion joints. Paul Gibson agreed to provide David with a structural assessment and they would both conduct a site visit. Paul assured the group that, looking at the photo taken, the build would not be compromised by the crack.

John Merill has been chosen as the artist for the public art and it is hoped that work will start in September. Paul agreed to circulate the final designs to the Group before work commences.

Paul reported that they had started to put up the road signage and the road signs include a poppy as requested. Property sales were going well.

**Dandara:** Most of the 44 dwellings on Phase A are now complete. All 27 of the houses in Phase B are at varying stages of construction from foundations to painting. Phase C is due to in January. The ongoing delay in re-planning the houses affected by the oak tree on Taylor Wimpey's site is delaying Phase D. The 25 'Affordable Housing' units in Phase A have been handed over to MOAT Housing Association. The nine rental apartments are now occupied. Some of the 16 shared ownership dwellings have also been occupied; being sale transactions these naturally take longer to sell/occupy. All but one of the houses in the Phase A have been sold. July and August have been surprisingly good months from a sales perspective despite it being the height of the holiday season. Seven of the 26 homes in Phase B are also sold; a further two reservations are expected this week. There is still a lot of ongoing interest, particularly from local people with homes to sell. Older purchasers are proving to be cautious, waiting to see the finished product rather than buying off-plan.

Six Fields Path: the upgrading works between the end of Bells Lane and the junction with Three Fields path have been rescheduled for November, the earliest date we can provide an alternative safe access through Church View for the residents of Six Fields Path. We have applied to divert a short section of Three Fields Path (to avoid tree roots) and a section of Six Fields Path (moved onto the adjacent newly constructed shared access). There have been no objections as both are minor. The Diversion Order has been advertised.

Katy Magnall asked for an updated on the Restricted Parking Zone (RPZ). Paul Gibson reported that Dandara had tabled a plan at the last meeting as to what was required by RPZ. There appeared to be too much signage on the development and Paul had commented that a more sensible decision was required. Paul had met with the Team at ABC and it was felt that the signage in Dandara's proposals could be significantly reduced. A design proposal will be put together in a couple of weeks and it is expected that agreement will be reached between all parties regarding the signage for the RPZ. Paul reported that signage is not normally put up until the roads have been adopted and full adoption does not happen straightaway. Once the adoption is ready, new residents will be written to about the forthcoming restrictions and will be written to again once KCC have adopted them. Cllr. Clokie asked whether the adoptions are applied for jointly with Dandara; Paul responded that it is two separate Section 38 agreements.

## **THE WOODLAND AREA**

**Plans for the area.** Paul Gibson reported that TW Sales Team would like the Tent1 Management Company to retain control of the woodland area. From a purchaser's point of view, TW would like to keep hold of it. Paul had discussed this with Ciaran Downey and this was a joint decision to retain control of the area. (Post-meeting Note: Ciaran Downey advised that Dandara will not be making a decision until the development is complete.) A play area is already funded, and the developers would prefer this to the BMX ramps. (Post-meeting note, again Ciaran Downey advised that Dandara will not be making a decision until nearer completion.) Cllr. Paul Clokie was keen for the BMX area to stay and was concerned that there would be a gap in provision for the users if it was removed before a skate park was installed at the Recreation Ground. Cllr. Clokie suggested leaving the BMX area as is until an

alternative was found. Paul Gibson could not commit to this option, however, the play area could be installed and the BMX area could stay in addition temporarily (subject to Dandara's agreement). Cllr. Clokie would like on the next agenda of the Town Council's External Committee the concern expressed by the Steering Group over the delivery period for the skate park as it is now becoming more urgent.

**UPDATE FROM ASHFORD BOROUGH COUNCIL:** Cllr. Clokie asked why it had taken so long for ABC to make the decision to keep the Oak tree. Paul Gibson reported that thorough discussions took place with ABC before coming to a conclusion. Katy Magnall reported that ABC had underestimated the power of the tree; given its age, they had originally thought the housing layout would last longer than the tree. However, the plans were revised in order for the tree to remain.

**MEMBERS QUESTIONS.** None.

**ANY OTHER BUSINESS.**

1. The issue of the constricted path which runs alongside the Dandara development and Townland's was discussed. Paul Gibson reported that the fence could be moved over to the kerb of the new road to allow easier passage, however, any move would be temporary as once the build was complete, the footpath would move to the shared space on the development (see Dandara report attached).
2. Katy enquired as to whether access will be put in from the Taylor Wimpey site to Tesco. Paul reported that there was currently a height difference from the TW site to Tesco car park, steps would have to be installed and the kerb would have to be dropped in the car park. It was agreed that Katy and David would draft a letter to Tesco with the proposal.

**DATE OF NEXT MEETING:** to be confirmed; the Group prefer Tuesdays at 2pm.

**The meeting opened at 2.00pm and closed at 2.45 pm**