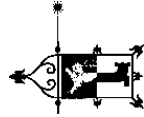


TENT 1 JOINT STEERING GROUP



MINUTES OF A MEETING HELD ON 22nd JUNE 2016

PRESENT:

For Ashford Borough Council: Cllr. M. Bennett, Cllr. P. Clokie, Ms. K. Magnall (Planning Officer), Mr. T. Parrett (Head of Building Control and Business Manager).

For Dandara Ltd: Mr. C. Downey.

For Kent County Council: Cllr. M. Hill.

For Taylor Wimpey PLC: Mr. P. Gibson.

For Tenterden Town Council: Cllr. Miss. N. Gooch, Cllr. R. Isworth (also Tenterden & District Residents Association), Cllr. R. Lusty, Cllr. J. Nelson.

For Weald of Kent Protection Society: Mr. C. Kinloch.

Deputy Town Clerk Mr. R. Parham was present and took notes.

Mr. Parrett was in the chair.

APOLOGIES FOR ABSENCE:

Apologies had been received from Mr. R. Alderton (ABC).

NOTES OF THE MEETING HELD ON 7TH OCTOBER 2015:

The notes were agreed as a true record. Cllr. Lusty clarified that his concerns regarding the provision of parking for construction traffic referred had specifically to suitable parking for builders, as opposed to allowing them to park on already busy residential streets; Mr. Gibson confirmed that adequate parking would be supplied. Cllr. Clokie stated that he had not known that the previous meeting had taken place, or else he would have either attended or offered his apologies.

UPDATE FROM DEVELOPERS:

Mr. Gibson gave an update on the Taylor Wimpey portion of the site. Some delays to the start date had been experienced due to issues regarding the foul water connection. These problems were expected to be resolved very soon, and building work could commence in the coming weeks, starting with the connection road in from Smallhythe Road. Concerns over the width of the footpath and the drainage ditch along Smallhythe Road had also delayed work, but these had been resolved. Following concerns raised at the last meeting over materials to be used, Mr. Gibson had worked closely with Ms. Magnall to ensure that all materials were in keeping with the town. A four-sided "shed" would be erected on the site to demonstrate a number of the finishes which would be used in the development.

The decision to employ another architect (rather than Adam Architecture which had master-planned the whole site) was explained in greater detail: While Adam Architecture's strength was in town planning, some of the more detailed aspects of the designs had not proved workable from a practical point-of-view (for example, they needed tweaking to comply with ABC space standards). However, any changes were purely internal, and Mr. Gibson expressed confidence that the look of the development would be indistinguishable from the early drawings. The planning consent had put in place an unprecedented number of conditions which required ABC to sign off on all

materials and finishes, and as such it had become apparent that only timber was suitable for the weatherboarding and window frames, with clay roof tiles.

Cllr. Lusty asked when homes would start to be made available for purchase. Mr. Gibson suggested that Taylor Wimpey would look to begin marketing in four-to-six months; they would only begin this when they had a show home in place. The first two plots to be completed would be the show home and the sales office. A programme of works was expected to be available in the coming week.

Cllr. Lusty enquired as to whether Taylor Wimpey intended to hold regular public meetings to update the town's residents on progress. Mr. Gibson stated that they were not anticipating this, but could produce a monthly newsletter. Members concurred that the steering group was responsible for representing the people of the town and monitoring progress. Members of the public could refer any issues to the Town Council, who could then raise it at the next meeting of the steering group (being held more frequently in future) which would be attended by the development's Site Manager. Cllr. Isworth requested that the chair of the Residents' Association and the committee member responsible for planning be invited to future meetings.

Mr. Gibson added that land had been acquired from a neighbouring landowner (at Taylor Wimpey's own cost) for the duration of the build to ensure that an alternative to the existing footpath continued to be available for use.

Mr. Downey introduced Dandara, and gave an introduction to their work on the site. They too had engaged their own in-house architects to rework the Adam Architecture plans to make them work better for both the builders and residents. Some substitution of materials had been necessitated by modern tastes – for example stone was considered unsuitable for modern regulations, while hardwood worked better. Mr. Downey echoed Mr. Gibson's view that any amendments to the plan would be nearly impossible to identify.

Dandara had engaged closely with the leisure centre, as it was their access to the site. The creation of an access road would displace up to twelve parking spaces, but the creation of the new parking area was a priority, and this would be used to replace the lost spaces and provide parking for building traffic. The leisure centre had expressed satisfaction with the proposed scheme, although it was yet to be signed off by ABC; it was expected that a meeting would be held with ABC in the coming weeks to deal with this. Cllr. Lusty asked that every effort be made to ensure that the car park opposite Ivy Court Surgery was not impacted by the building work, and Mr. Downey assured members that vehicle movements would not be allowed at peak times (e.g. school drop-off and collection times).

Work was expected to commence when the necessary environmental licence (to relocate the Great Crested Newt) had been granted.

UPDATE FROM ASHFORD BOROUGH COUNCIL:

Ms. Magnall reported that there were 76 conditions attached to the planning permission, and these were at varying stages of approval across the two halves of the site. Some conditions (e.g. the requirement for public art) would require local input, and it was expected that the steering group would be involved in this. A table would be prepared summarising the conditions, and indicating to what extent they had been met by either developer. This would be made available in time for the next meeting. The Town Council's input had already been sought regarding provision of lighting in the development, which would be supplied through "bollard lighting" in the many public open spaces, and external lighting on the houses in the development. Detail of this plan would be required before the relevant condition could be considered discharged. Installation of external lighting at the build stage would allow some degree of uniformity throughout the development.

Names were sought for the streets in the development, as well as for the development as a whole. It had been suggested that names from the war memorial on the High Street be used, but this had proved impractical due to the requirement to acquire consent from a next of kin. As such alternative names were sought. Three

Fields had been suggested as a name for both the development as a whole and the main road which would run along the line of the Three Fields footpath. Other suggestions put forward included names associated with the Confederation of the Cinque Ports, and Hasted, Herbert and Andrews. The Town Council would consider possible names at its next meeting, and pass these on to both developers as a matter of urgency.

The management of the quality monitoring process was still under consideration, however it was anticipated that it would largely be handled by one officer, bringing in relevant expertise as necessary.

ANY OTHER BUSINESS:

Mr. Gibson reported that an agreement had been reached with UK Power Networks to install underground power cables across the site. This would necessitate a brief shut-down of the substation in August 2016. Cllr. Clokie asked whether ductwork would be included for fibre optic broadband. Mr. Gibson stated that in his experience broadband companies usually preferred to lay their own ducts, so it was unlikely that this would be included by the builders, he would however investigate the possibility.

Taylor Wimpey was in the final stages of relocating the small newt population on its portion of the land.

Cllr. Bennett stated that he was encouraged by the information presented at the meeting, and was pleased to see the extent to which past work on the project had been embraced by the developers.

Dandara expected to begin construction in October 2016, with marketing beginning in mid-2017.

DATE OF NEXT MEETING:

Members concurred that meetings should be held approximately every six weeks. The next meeting would be held at 3.00pm on Thursday 4th August 2016.

The meeting opened at 2.03pm and closed at 3.22pm.