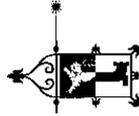


# TENT 1 JOINT STEERING GROUP



## MINUTES OF A MEETING HELD ON 31<sup>st</sup> JANUARY 2017

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### **PRESENT:**

**For Ashford Borough Council:** Cllr. M. Bennett, Cllr. P. Clokie, Ms. K. Magnall and Mr. T. Parrett.

**For Dandara:** Mr. C. Downey and Mr. P. Hatfield.

**For Kent County Council:** Cllr. M. Hill.

**For Taylor Wimpey:** Mr. P. Gibson.

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

Mr. Parrett was in the chair. Deputy Town Clerk Mr. R. Parham was present and took notes.

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**APOLOGIES FOR ABSENCE:** Apologies had been received from Mr. C. Kinloch.

### **NOTES OF THE MEETING HELD ON 26<sup>th</sup> OCTOBER 2016:**

The notes were agreed as a true record.

Mr. Gibson reported that underground power lines had been successfully laid; there was a small problem with this in the Dandara part of the development, but it was not expected to cause a significant delay.

Newsletters from both developers would be uploaded to the Tent 1 page of the Town Council's website.

A representative from the Cultural Services department at ABC was open to attending the next meeting, but had requested an idea of the kind of brief that they would be dealing with. It was felt that it would be best for them to provide a range of options to be pursued (with the final selection being made by Tenterden residents rather than ABC), and to act as a "critical friend".

As yet no comparative drawings had been provided illustrating the differences in the variations to the originally agreed plans. Mr. Downey explained that the differences were almost indiscernible, and had been discussed in depth with an expert town planner at ABC. Some of the proposed changes (such as the loss of a bay window, installation of "tax windows", etc.) were not accepted and revised drawings had been resubmitted. (Post meeting Note: A detailed schedule listing of all the changes was submitted along with the planning application in September 2016). He added that it was Dandara's priority to ensure that the development complemented the character of the existing town, in line with the driving principles of the Adam Architecture plan. Mr. Gibson added that sample materials had been provided. Cllr. Clokie requested that a detailed breakdown of the variations be presented to ABC's planning committee for agreement; Mr. Parrett reported that this may be difficult due to the nature of the variation application, but it was confirmed that this would be done as far as possible.

Cllr. Lusty thanked Mr. Downey for distributing a phasing plan to members, and asked Mr. Gibson if he could provide a similar plan for the Taylor Wimpey section to be uploaded to the Town Council website. Mr. Parrett suggested that the update provided by Taylor Wimpey for public release was a little bland; this would need to be addressed to ensure that members of the public were properly engaged.

## **UPDATE FROM DEVELOPERS:**

### **Dandara:**

Mr. Downey reported that the access road for the Dandara development had been completed, removing construction traffic from the Leisure Centre car park. It was intended that building work would commence in February with the first block of flats (block 4). All affordable homes in the first phase would be completed by the end of the year, and discussions were being held with MOAT Housing Association. After completion of phase C (the eastern-most section of the development), the works to the Leisure Centre car park will be completed. It was thought that it would be least disruptive to future residents if work were to begin on phase D (the land at the south of Six Fields) in the spring. Presentations had been given in the schools to educate the pupils regarding safety around building sites. It was hoped that the community would engage with the builders, and it was hoped that any issues would be swiftly brought to the attention of site manager Mr. Hatfield who would be on site at all times (to this end his contact information would be included on the Town Council website).

Cllr. Lusty suggested that Dandara invite the Town Council planning committee for a site visit whenever was convenient to help keep local people appraised of the latest developments.

Cllr. Mrs. Curteis drew Dandara's attention to a slope on the access footpath which could be hazardous to wheelchair users.

Cllr. Bennett asked what was the timescale for the upgrade of Recreation Ground Road. Mr. Downey indicated that this would be discussed with Kent County Council, but suggested that it makes sense to leave this until later so that site traffic would not unnecessarily damage the new surface.

It was emphasised that site traffic had been instructed not to access the site during school drop-off and pick-up times, but Mr. Downey appealed for understanding if suppliers occasionally violated this restriction, as it was largely outside Dandara's control.

### **Taylor Wimpey:**

Mr. Gibson reported that it was intended that a marketing suite would be opened in August. The spine road through the Taylor Wimpey portion of the land had been completed, as had the foundations for the first 14 homes. Some concerns had been raised regarding the amount of mud on Smallhythe Road; Mr. Gibson reported that a full-time road sweeper had now been engaged to address this, and Mr. Parrett suggested that on-site wheel cleaning be stepped up to minimise the need for so much sweeping. Mr. Gibson stated that now that an area of hardstanding had been completed, the problem of mud would be greatly reduced. Works to install services on the main road were scheduled to begin soon. Mr. Gibson had noticed that traffic passing the site moved very fast, in spite of signage warning of the site entrance; additional signage or traffic calming measures would be appreciated. He had been in touch with KCC Highways & Transportation on this, but had not yet received much in the way of a response. The sales launch, including the release of pricing information, was scheduled for May-June 2017.

## **UPDATE FROM ASHFORD BOROUGH COUNCIL:**

Ms. Magnall reported that many of the condition discharge applications were going through the office; she hoped to discharge as many conditions as possible before moving onto the variation application. Mr. Parrett referred to an unrelated application he had seen at the University of Kent, which included a condition tracking tool, and asked whether it would be possible to produce something similar to keep track of the large number of conditions in the Tent 1 application. Mr. Gibson reported that Taylor Wimpey had produced such a tool and was happy to send it to ABC. Cllr. Clokie asked

for a detailed breakdown of the conditions to be supplied; Ms. Magnall replied that she felt that it was most useful to keep the list of conditions as simplified as possible so as to maintain an effective overview of progress. Mr. Parrett pointed out that the next step for Taylor Wimpey would be to begin on brickwork, but this would not be possible as mock-ups had not yet been provided to sign off on the build quality, and to use as an example for bricklayers. Mr. Gibson agreed to progress this.

**ANY OTHER BUSINESS:**

It was agreed that the updates from both developers, the contact information for both site managers and links to both developers' websites would be added to the Town Council website for public information.

Mr. Gibson confirmed that sales would begin between May and August 2017. Usually Taylor Wimpey tended to sell heavily "off-plan", but it was expected in this case for show homes to be in place before sales would properly begin.

Cllr. Clokie asked when the traffic lights on the High Street would be re-sequenced. He felt that they favoured pedestrians too strongly, causing significant traffic delays. Mr. Gibson indicated that he had been attempting to contact KCC on this matter, but had not received a response after three or four attempts. Cllr. Hill agreed to attempt to progress this.

Mr. Parrett reported that he had left ABC, and was therefore not expecting to attend another meeting, unless he was asked to do so in the capacity of a consultant.

**DATE OF NEXT MEETING:**

The next meeting would be held on Thursday 20<sup>th</sup> May 2017 at the Town Hall.

**The meeting opened at 2.00pm and closed at 3.00pm.**