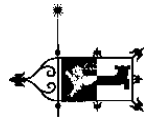


TENT 1 JOINT STEERING GROUP



MINUTES OF A MEETING HELD ON 4th AUGUST 2016

PRESENT:

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

For Kent County Council: Cllr. M. Hill.

For Taylor Wimpey PLC: Mr. P. Gibson.

For Tenterden & District Chamber of Commerce: Mr. M. Everett.

For Tenterden Town Council: 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 Ms. K. Magnall of ABC, Mr. C. Downey of Dandara and Cllr. Miss N. Gooch of TTC.

NOTES OF THE MEETING HELD ON 22nd JUNE 2016:

The notes were agreed as a true record. Mr. Gibson hadn't received the notes of the previous meeting. This issue would be addressed.

UPDATE FROM DEVELOPERS:

Mr. Gibson gave an update on Taylor Wimpey's progress. Local residents had begun showing a lot of interest in the development since work on the site had begun. He was in regular contact with Ms. Magnall to keep her informed.

So far work had been carried out on laying the underground electrical cables; this involved digging trenches 900mm deep by 3,000mm wide and would run down the centre of roads to avoid the gardens of properties. That work would finish on 5th August 2016, ready for UK Power Networks to move on-site in mid-August to begin laying the cables. This had to be completed soon as UKPN required that their part of the process be carried out in August to minimise the impact of the necessary temporary closure of a substation.

No specific start date had been fixed so far, as the economic situation (following the result of the referendum on the UK's membership of the European Union) was to be taken into consideration, although he clarified that Taylor Wimpey remained fully committed to the site. It was hoped that marketing would begin soon, although the programme had been delayed slightly.

Mr. Parrett indicated that ABC would receive an accurate map of cable locations for reference when dealing with future planning applications.

UPDATE FROM ASHFORD BOROUGH COUNCIL:

Mr. Parrett reported that Dandara had submitted a number of applications to vary conditions attached to the planning permission, and Ms. Magnall was working through them; some might involve the reopening of Section 106 negotiations. As far as the Taylor Wimpey portion of the site was concerned, a number of conditions had been

discharged, involving materials and archaeology. He had met the sub-contractor site manager, and everything appeared to be in order, and hoped to instigate a positive relationship with the Taylor Wimpey site manager when one had been engaged.

Mr. Parrett explained that he felt it was time that a newsletter was released by the developers outlining what stage the development was at, and a projected timescale for the work, as ABC had received a number of queries since preparatory work had begun. Mr. Gibson confirmed that this would be done, and would be distributed to residents neighbouring the site, and to the Town Council to make it available to the wider public on its noticeboards and website. It would also be displayed at the entrance to the development site.

Mr. Parrett reported that Central Government had withdrawn the Code for Sustainable Homes in 2015, and conditions relating to this were to be removed from the planning permission.

Mr. Gibson reported that local residents had expressed concerns regarding the extant pond on the site, and Taylor Wimpey was investigating options for slightly amending the layout of the site to accommodate the pond in its current location rather than relocating it as had been previously planned; this could result in a slight loss of public amenity space, but a comparable gain in ecological space. Ms. Magnall was working with Taylor Wimpey on this to ensure that any proposed change to the plan would be acceptable, and she was supportive in principle. Mr. Parrett reported that tree protection issues were in the process of being addressed, and Mr. Gibson added that applications for new Tree Protection Orders had been submitted.

Mr. Parrett added that the naming of the streets had come full-circle, and it was once again planned that names from the War memorial on Tenterden High Street would be used. This matter was undergoing a consultation process with the emergency and postal services, but no objection was anticipated.

ANY OTHER BUSINESS:

Mr. Everett asked where the budget for public art in the development was to come from. Mr. Parrett assured him that it was accommodated in either the Section 106 agreement or in the conditions of the planning permission. Cllr. Hill asked who would be responsible for choosing the public art; Cllr. Nelson suggested that suggestions could be sought as part of the Town Council's participatory budgeting process (which would discern how the majority of the Town Council's proceeds from the sale of its land) and members concurred that this was a good idea. Mr. Parrett would find out the budget for public art to facilitate this process.

Cllr. Nelson asked that a breakdown of the requested variations to conditions be brought to the next meeting to make them clear to members.

Cllr. Lusty raised a question about new parking restrictions on Smallhythe Road, noting that there was a gap large enough for one car, which when parked caused some significant disruption to traffic, and he anticipated that the situation could be exacerbated with the increasing volume of construction traffic. Cllrs. Hill and Clokie would look into the matter from the perspectives of KCC and ABC. Mr. Everett pointed out that the matter was already being addressed by the Parking Forum.

Mr. Everett asked whether any further thought had been given to including fibre-optic cables for broadband in the development. Mr. Gibson replied that there was no immediately adjacent fibre-optic network to connect to, but that ducts were to be included to facilitate this in the future.

DATE OF NEXT MEETING:

The next meeting would be held at 2.00pm on Wednesday 14th September 2016.

The meeting opened at 3.00pm and closed at 3.29pm.