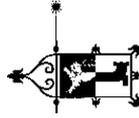


TENT 1 JOINT STEERING GROUP



MINUTES OF A MEETING HELD ON 5th JUNE 2018

PRESENT:

For Ashford Borough Council: Cllrs. Mike Bennett & Paul Clokie, David Harrison (Building Control and quality placemaking manager)

For KCC: Cllr. Mike Hill

For Dandara: Ciaran Downey

For Taylor Wimpey: Paul Gibson

For Tenterden Town Council: Cllrs. Mrs. J. Curteis, J. Crawford, Miss Gooch & K. Mulholland.

TDRA: Mr 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 Colin Kinloch, Katy Magnall (ABC).

NOTES OF THE MEETING HELD ON 10th APRIL 2018: The notes were agreed as a true record.

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

Taylor Wimpey (TW): 45% of rooves are on with 45% first fixed and 25% second fixed. The fencing enclosures around car ports are now mainly in place and make it easier to see the final design. Still a delay in electrical services, largely down to UKPN. TW are hoping the electricity will be live in 2 weeks. TW will extend their agreement on adjoining land as the Three fields footpath installation will not occur until Sept 2019.

Following local opposition, the planning application to reposition houses and remove the protected Oak tree has been withdrawn. TW will have another look at the site with Katy Magnall of ABC and a potential solution has already been drawn up. The Oak tree is a lot nearer the triangular plot next to Dandara phase D than the plan indicates. Cllr Clokie requested a better large-scale plan for the next meeting. A new full application will be required for planning.

The sales office opening hours are noted on update document.

The field has been whittled down to 3 artists for the public art; final interviews to take place shortly.

Work on the attenuation basin is well advanced with the soft landscaping work being carried out shortly.

Dandara: Work has had to be suspended on Phase D owing to the delay surrounding the Oak Tree on TW's site. Phase D is a cul-de-sac and there would be problems with residents gaining access whilst - construction work on the spine road is ongoing. Ciaran Downey was concerned that the delays could be extensive. PG of TW confirmed that they cannot "import" house styles from other developments to speed up the process as the development is bespoke.

44 dwellings on phase A are substantially complete, power has again been a delay. Handover to MOAT Housing association will start within days and some of the private residents should be moved in by end of June. By end of July all affordable housing in phase A will be completed and handed over. All pre-occupation conditions in phase A are discharged. Some sales are dependent on chains which often delays the purchase. Dandara will be building in an anti-clockwise direction around the site.

The public art shortlist contained artists who work in 3 different media; stone, wood and metal.

In September the Six fields path should be complete. PROW officers have no issue regarding the diversion of the path and this should be approved despite an objection from a representative of the Ramblers Association.

A Restricted Parking Zone (RPZ) plan has been drawn up to indicate signage on site which could number around 60. Ciaran Downey suggested that yellow lines within a controlled parking zone (CPZ) may be less of an impact. A straw poll at the meeting indicated most would prefer yellow lines in a CPZ rather than extra signs under RPZ. The plan from Dandara would be discussed with ABC/KCC.

The 2 extra properties would be included in the plan for the next meeting (this is the triangular area to the north of phase B).

Paul Gibson enquired about the telephone line for the telemetry system serving the foul pumping station. CD to revert back to Paul with an update. Commissioning of the pumping station started last week and is expected to be finished shortly.

THE WOODLAND AREA

Bin Provision – Phil Burgess enquired as to the disappearance of bins in the area. Ciaran Downey reassured the Clerk that he didn't steal them! Paul Gibson explained that TW had to replace Heras fencing regularly there and the bins had probably been appropriated for a jump in the BMX area.

Plans for the area. The woodland currently belongs to Dandara. It will be transferred to the TENT 1 Management Company in due course. Current plans for the area involves the removal of the BMX track, the construction of an informal footpath through the woodland and the construction of a children's play area. CD advised that it was unlikely the BMX track would be retained for insurance reasons and the perception that it may be a source of nuisance. Cllr Clokie suggested that Dandara give the site to the Town Council to avoid the potential insurance and management issues connected with retaining the site. Initially, TTC would consider this informally and then Dandara would look at the possibility if TTC approved in principle and check with the lawyers what obstacles might be encountered in transferring the title. To be revisited at the next meeting. Ciaran Downey felt that unravelling woodland from the agreements may be difficult but Cllr Clokie offered to chair any meeting to help facilitate this. Cllr Hill supported a TTC takeover with a retention of the area for youth activities. This issue would be raised under AOB at the next TTC session next week.

UPDATE FROM ASHFORD BOROUGH COUNCIL: David Harrison reported that there were no major issues. Some problems with cracking of the green oak used on posts for car ports.

MEMBERS QUESTIONS. Cllr Mulholland raised the issue of Recreation Ground Rd surface. Dandara would continue to patch until the road was resurfaced (after completion of phase C next year) from Waitrose to the development. The road was apparently not built to modern standards and suffered from impact from the raised "sleeping policemen".

Access to Tesco had been completed by TW as far as their boundary. The level differences mean that steps will have to be used to complete the access and this is at the stage where ABC can talk to Tesco. David Harrison would pursue.

Cllr Bennett raised the issue again of Katy Magnall's non-attendance. The date below would be checked with Katy to ensure attendance at the next meeting.

ANY OTHER BUSINESS: None

DATE OF NEXT MEETING: Tuesday 24th July at 2pm

The meeting opened at 2.00pm and closed at 3.10 pm