



TDRA MINUTES

On 27th June 2019, 7.30pm at Tenterden Social Hub

1. Present

A Bates, S Nepp, H Burnside, M Lyons, A Greaves, C Parkin. Councillor J Crawford, TTC liaison.

2. Apologies

M Winiberg, K Grant, N Webb, I Marsden, C Salmon, B Chantler

3. Minutes of the Last Meeting

Minutes of last meeting were read and approved.

4. Matters Arising

None.

5. TTC liaison- John Crawford

A summary was provided of Annual Town Meeting's stated key objectives for this year:

- Protecting the town from speculative housing developments.
- Promoting Tenterden as a great place to live, work and visit.
 - New Town Manager
 - Tenterden Hopper
 - Financial support and office assistance for local events

- Spending money wisely (current annual precept £571,964).
- Tackling anti-social behavior.
- Delivering four major projects:
 - Recreation Ground. Skate park, youth hub, tennis and netball courts to be delivered next spring. Public exhibition and consultation on costs scheduled for September.
 - Town Hall. Plans will be discussed on 6th July. Repairs will be included. Council contribution will be £750,000 plus income from grants
 - Cinema. The council has earmarked £500,000 for the building restoration. It will be commercially run and funded.
 - Halls for hire. Information portal on Town Council website providing information about halls/venue hire is now live. Cost £880

Comments on summary:

A Bates requested information about the job specification and terms of reference for the Town Manager.

S Nepp asked whether the vehicles for the Hopper service could be eco-friendly. J Crawford noted this, but secondhand vehicles had already been purchased.

Policing – it was felt that neighbourhood watch schemes were falling apart and felt this was partly due to policing cuts. S Nepp raised possibility of a private security firm being employed. J Crawford felt that costs would be an issue and there was some reservation about this idea.

The invitation to Chamber of Commerce event and Town Hall plans presentation had not been received by A Bates. J Crawford to rectify.

Community Land Trust

A Bates and S Nepp attended this meeting and S Nepp had requested the following issues be discussed:

- How would CLT define ‘affordable housing’?
S Nepp was concerned how low it could go to be realistically affordable.
- By what criteria and process are potential candidates assessed as ‘suitable’?
- How is it possible to offer substantially cheaper housing when sites are so expensive?
A Bates stated that properties would stay in Trust ownership and would be rented. H Burnside did not feel that it was financially viable on a large scale and could not see it progressing.
- Where is CLT’s business plan?
- This scheme would only have a very limited effect on a perceived larger scale issue – what about all the other potential candidates?
- How would CLT guarantee that qualifying users would be able to afford the cost of actual daily living in Tenterden?
- What about tackling the source of these issues – placing higher values on low pay workers, e.g. teachers and service staff, and lobbying to increase salaries? This is a longer term strategy.
- Will this lead to significant housing being built to exploit loosening of planning policy for CLTs – i.e. the ability to push through more rural development?
- How can the CLT avoid indirect endorsement of planning applications for housing development when they are in discussion with developers?
- Is this a fully altruistic endeavour?
A Bates stated that members were volunteers and that it is a ‘not for profit’ organisation.

CLT’s next meeting will be an open session. J Crawford left the meeting.

6. Correspondence

None

7. Committee Reports

- i. **Planning**
S Nepp has objected to The Woolpack proposal on removal of trees. If the trees have to be felled because of their condition new trees replace them of equitable size.
- ii. **Treasurer Report**
H Burnside reported that funds are approximately £90 behind this time last year.
- iii. **Membership**
M Lyons stated that one distributor had been lost, but Colin Campbell had volunteered to be a distributor. He requested contact details of Tim for assistance with emails.

8. **Focus Group Report**

Cinema: A Bates reported that pre-feasibility plans had gone to ABC.

Recreation Ground: A Bates had just received an update of the plan. A request had been made that the focus group should be given more time to review any plans without Groundforce being present and that documents should be distributed before meetings.

9. **Any Other Business**

A Bates reported that ecological studies for Tent Phase B are underway. This was considered good news as it takes some pressure off use of Limes Land. S Nepp felt that there was always pressure on the Local Plan.

BMX trail: Discussion of recent newspaper article. A Bates stated that parents had taken some of the photos. Also that Dandara had already owned the site for three years without incident. He felt that there would only be progress if parents formed a group and that the window of opportunity was very small. Badger set there?

C Parkin stated that it was good to hear the Town Clerk state at the Annual Town Meeting that costs of repair to the Town Hall would not come from Tent 1 money.

10. **Date of Next Meeting**

25th July 2019, 7.30pm Tenterden Social Hub.

20th July 2019

