



15th May, 7.30pm at St Mildred's Hall, Tenterden.

TENTERDEN AND DISTRICT RESIDENTS ASSOCIATION

33rd Annual General Meeting

1. Minutes of the Last Meeting

Minutes of 32nd AGM were read and approved subject to the correction of two spelling errors. It was proposed by Alan Topley, seconded Jenny Stevens and passed by a majority.

2. Chairman's Report

The last twelve months has been a period of gradual evolution in Tenterden, rather than sudden change. Various shops and businesses have disappeared from the High Street, some since I wrote my report for the Resident. Whilst we are all saddened by the closure of old friends we are fortunate to have a High Street which is resilient and in which many shops continue to flourish.

Over the year your committee together with a number of TDRA members have continued to support the concept of a boutique cinema in Tenterden. "The Pebbles" building (currently The White Stuff shop) is the preferred site, being centrally located in the High Street, and owned by Tenterden Town Council. We are pleased that TTC has continued to support the cinema plans by engaging consultants to prepare a "pre-planning" submission to ABC for conversion of "The Pebbles" to create a two-screen cinema. We await the outcome of this application in the very near future.

The Cinema and Cultural Hub Focus Group have prepared a "Route Map" for the implementation activities with a view to opening of the new cinema in spring 2022. Separate working groups are considering the legal and financial aspects and have made contact with potential operators, several of whom have indicated that they would be keen to be involved in the project. If you would be interested in donating to, or investing in, the cinema - please get in touch with me, all are welcome!

One of the other planned developments in the Town, using some of the £3.5 million proceeds of the land sale for Tent1, has been the re-ordering of the Recreation Ground. I wrote in February 2018 (as published in last year's edition of "The Resident") that "the cost of the reconfiguration and improvement works have yet to be estimated but will be discussed at the next Focus Group meeting". This turned out not to be the case – as you will have read in the TDRA Newsletters published in Autumn 2018 and Spring 2019, your committee has disagreed with some aspects of the plans prepared for TTC by their consultants. Our complaints have been twofold:

- Firstly, we considered that expenditure of over £500,000 to move the Bowls Club would be a misuse of public funds. We proposed that an alternative layout should be considered that did not involve moving both the Bowls Club and car park.

- Secondly, we objected to the policy of secrecy that TTC appear to have adopted regarding the cost estimates for the recreation ground works. None of the costs were revealed by TTC to Focus group members or to the public. At the time of writing (early-March 2019) there had been no meetings of the Focus Group since March 2018.

We are pleased the TTC have now instructed the consultants to prepare a new proposal which does not involve moving the bowls club or car park and this was presented at a focus group meeting in late-April. After some discussion the group reached agreement regarding the preferred layout for the various facilities with skate park re-located to avoid conflict with the temporary Ivy Court surgery buildings. This agreement will hopefully allow an early start on the skate park, tennis and netball facilities as well as the youth hub. Changes to the playground areas will be held in abeyance for now.

On a separate issue, TDRA Committee were pleased to support the proposals for re-ordering at St. Mildred's church recognising the continuing importance of St. Mildred's as a community centre in the 21st century. We hope that TTC will feel able to offer significant support from the Tent1 funds.

The Tent1 development, which became adopted Ashford Borough Council policy in 2010, has progressed to the point that over 50 dwellings are now occupied. By the end of 2019 almost all of the planned 250 dwellings in Phase A will be complete. We receive frequent comments from passers-by praising the design of the houses, in particular the wide variation in appearance of the houses featuring brickwork, rendered and weatherboard walls together with both tiled and slate roofs. The overall impression created is very different to the many "all the same" housing developments so common in the recent past. This outcome is a credit not only to the architects but also to the many local residents who gave their time to participate in the "stakeholder" consultations.

Whilst observing this gradual change, it should be remembered that this pace of development has been far slower than was originally planned. Tent1 Phase A was planned for completion by 2016 to be followed by a further 175 houses in Phase B over the period 2016-2020. Now, with the formal adoption on 28th February 2019 by ABC of the Local Plan to 2030, Tent1 Phase B is increased to 225 dwellings but is only due for completion by 2030. Other developments in the recently adopted Local Plan to 2030 include 100 dwellings at Tilden Gill and 50 houses at Pope House Farm (actually in High Halden parish, but adjacent to St Michaels). Other proposals will, no doubt, continue to be put forward by developers but the Local Plan will form the basis for planned development. The committee will continue to monitor all development proposals in Tenterden in line with the TDRA objectives.

By the time I am speaking to you we will have held the Special General Meeting and hopefully received your approval for changes to the TDRA constitution. In accordance with good practice in charity governance, we have taken out insurance cover for our various events and to cover our volunteers. In connection with the insurance, we adopted a formal Health and Safety policy at the beginning of the year.

In terms of communications, we have developed the capability to send out e-mail messages to our membership; however, we only have e-mail addresses for about 40% of the overall membership so if you have not given us your e-mail details already, please do so when you can.

Finally, I would like to thank my fellow committee members for their support throughout the year.

3. Treasurers Report

It was agreed that we would post the draft annual accounts on the website prior to the AGM in future in order to give members the chance to peruse them.

See attached accounts.

The Treasurer reported that we had a surplus of £100 for the year which meant that we had broken even on an income of £3000. We had undertaken insurance for the first time which is considered good practice. We have a balance of £5000 in the bank account and no debt. Greg Parkin then proposed the adoption of the accounts, seconded by Donald Stevens and approved unanimously.

4. Planning Committee Report.

We have been monitoring planning applications over this past year and have formally issued our comments to Ashford Borough Council for a number of key applications including:

- 17/00708/AS – Erection of a fifty six bed care home and 23 units for assisted living (Use class C2) comprising 16 cottages and seven flats (including Manager’s accommodation) with associated landscaping, parking, stores and service areas, estate roads, access and landscaping buffers on land north of 14 Westwell Court, Tenterden, Kent.
- 18/01 594/AS, The Pines, Smallhythe Road, Tenterden, TN30 7LN
Demolition of existing dwelling and erection of 7 residential units, with associated access, parking, landscaping and drainage.
- 18/00448/AS – Land South of Tilden Gill Road, Tenterden
Application for the approval of reserved matters (access, appearance, landscaping, layout, and scale) pursuant to outline permission ref 14/01420/AS for the erection of up to 100 dwellings, parking, landscaping, open space and associated works.

We continue to monitor news on Wates’ proposals for Limes Land and intend to comment on any such development proposals should they be formalised as part of a planning application.

We will also continue liaison with Taylor Wimpey and Dandara in coordination with Neighbourhood Plan (NHP) group, to ensure the most beneficial use of the key green spaces within the TENT 1A development. We have already been active in pressing for a best practice approach to supporting wild life around the stream and footpath on the boundary with 6 fields. We would also like to ensure the preservation of the woodland and BMX trail adjacent to the bells lane footpath for children and residents to enjoy.

In our view, any significant development over and above the adopted Ashford Borough Council Local Plan to 2030 would be considered a totally unsustainable level of growth for Tenterden and in fact we are already experiencing unacceptable levels of traffic congestion – particularly at peak times throughout Tenterden.

We give our full support to the recently formed NHP initiative and would be happy to offer support where required.

For information on planning please refer to our website www.tdra.org.uk.

5. Membership Report

M Lyons started with an apology for not having issued standing order forms to distributors when distributing The Resident. He reported that we have 524 households equating to 824 members. This was down on last year's figure for various reasons including difficulty in contacting members of Cedar Court. On the positive side however he was keeping an eye on recruiting from the new builds which has had some successes.

6. Election of Committee and Officers

The Chairman stood down while the Secretary took the Chair. The Committee resigned en bloc in accordance with the rules and then offered themselves for re-election as follows:

Mr. I. Marsden
Mr. N. Webb
Mr. A. Bates
Mr. W. Chantler
Mr. M. Lyons
Mr. K. Grant
Mrs. S. Nepp
Mr. H. Burnside
Mr. M. Winiberg
Mrs. G. Parkin
Dr. A. Greaves

In addition Mrs. C. Salmon was nominated for election.

J Stevens proposed that they should be elected, seconded by C Head and passed unanimously.

The following then offered themselves as Officers:

Chairman	Mr. A. Bates
Vice Chairman	Mr. H. Burnside
Secretary	Mr. N. Webb
Membership Secretary	Mr. M. Lyons
Treasurer	Mr. H. Burnside
Planning Committee Secretary	Mrs. S. Nepp

Proposed by J Topley and seconded by C Parkin, and passed unanimously. T Pearlman then proposed that Mr. David Walsh be appointed Independent Examiner for the Accounts for next year. Seconded by J Topley and passed unanimously.

7. Any other Business

Harvey Mason complained that the draft minutes were not available until the actual meeting. The Chairman agreed that we would post them on the website in advance in future. It was noted that the Rotary Club were hosting a street party for residents on the 2nd June and it was asked whether the TDRA would be involved. The Chairman explained that we would not and that we thought it would be more efficient to drop newsletters and magazines into each new home as they become occupied. So far we have had 10 new members. The event is to be held on the school playing fields.

A resident asked whether or not there was a Tree Officer in Tenterden. It was explained that there is one in Ashford Borough Council (Phil Cook).

M Winiberg announced that there is a Tenterden cycling strategy and invited anyone interested to look at the online survey being conducted by Ashford Borough Council. S Nepp agreed to make a link with our website.

Miss J Jesset said that she felt the last Resident magazine was one of the best.

On conclusion of the formal meeting the Chairman then thanked all those who attended and introduced the guest speaker, Richard Masefield, who gave a talk explaining about the Health Check on the Tenterden Neighbourhood Plan.