



TDRA NEWSLETTER

TDRA Coffee Morning

White Lion Hotel Saddlery, Tenterden High Street on Saturday 15th October from 10–12pm. This is open to both members and non-members and is the perfect opportunity for you to chat with us on any of the ongoing issues affecting Tenterden – or any fresh thoughts you wish to share. We hope to see you there.

TDRA Supports a Cinema in Tenterden

Two representatives from TDRA Committee recently met with two Consultants from Lipton Group, the organisation appointed to meet local interest groups to discuss how best Tent 1 monies should be spent. The meeting lasted over an hour and was very constructive. A number of issues relating to how this money can best be used to serve the interests and needs of the whole community were discussed.

The survey carried out by Tenterden Town Council, with results published in their Newsletter in Spring 2016, stated that 79% of those who had responded would like a cinema in Tenterden. This was further reinforced at the TDRA May AGM, when an overwhelming majority of those present also voted in favour of a cinema.

A cinema would appeal to all ages of resident and would also have a beneficial knock on effect for local shops and businesses. Tenterden is under pressure from shops closing and increased online shopping. A digital cinema would provide an extra attraction for people to visit and spend time and money in the town.

Our nearest cinemas are approximately half an hour's drive away and much longer by public transport. We also have additional residents coming here with the Tent 1 development, which will mean an even larger potential audience in the future.

Although TDRA supports many other proposals for the town, as far as we know we are the only local organisation proposing that money should be spent on facilitating a cinema in Tenterden and this is the reason why we are taking this position.

We believe that Tenterden Town Council has a duty to take the views of its residents into consideration and should now be taking the initiative to invite operators to submit proposals to develop and operate a cinema. We feel that the Council should also look for potential buildings in the town, approach owners and investigate the possibility of a new build, or extension to an existing public building, for example the Leisure Centre.

This area deserves a high quality cinema in a central venue, which is in keeping with the style of the town.

It is likely that further consultations will take place in November in the form of public meetings. Lipton Group are keen to have as many views from local people as possible and we hope you will be able to attend these meetings to have your opinions heard once the details are known.

Trees for Tenterden

TDRA again hopes to plant some trees in Tenterden this year. The planting will be along the Rolvenden Road entry into the town at previously approved KCC sites and we are liaising with KCC Highways to identify new sites for planting in Tenterden.

Any trees removed in the Conservation Area, ie mainly the High Street, are automatically replaced by KCC but this leaves many roads outside of that area for consideration.

Whilst we only have a small fund available for tree planting we do hope that we can continue to plant some trees each year as there is no doubt that trees enhance the area. We welcome any suggestions you have on this subject

TENT 1A – The Latest

Site preparation started this summer on the area owned by Taylor Wimpey. The TDRA have been monitoring the progress with the assistance of local residents neighbouring the site. We intervened on their behalf to help prevent the existing pond from being infilled with a view to retaining it and incorporating it into a revised landscape plan. Working positively with Taylor Wimpey and ABC we hope that this is realised to the benefit of the local community and wild life.

We will be included on the steering group committee led by the Tenterden Town Council to continue to monitor the development to ensure that it meets the high design quality expectations that were part of the planning approval conditions.

We will endeavour to keep members updated on the TENT 1A development as much as possible over the coming months.

Planning Report

We have been actively monitoring planning applications over this period, and have formally issued our comments to Ashford Borough Council for a number of key applications including the following:

16/01090/AS Land West of Shrubcote and South West of Appledore Road *'... TDRA object to this application because in our view it has an adverse impact on the setting of Hales Place the grounds of which form an important "green lung" within the town and its conservation area. This development would have a detrimental impact on the woodland which has been developed over recent years within the grounds of Hales Place which is an attractive feature and wildlife habitat. This site was rejected in the Tenterden and Rural Sites Development Plan Document. In our opinion it does not meet the criteria for an "infill site". Approval of development of this site would potentially open the way for further development of the fields to the south which about the Tilden Gill site (recently granted outline planning permission on appeal) which would urbanise the entire area around Hales Place.'*

This application is pending decision.

16/01058/AS Land North of One Westwell Court *'... We feel that this proposal, due to the two-storey height would cause significant harm to the existing character of the open court area, obstructing importance vistas and sight lines which are inherent in the layout of the court. We believe that the building is not of an appropriate scale, design and massing, looking out of character within the existing context.'*

This revised application has been refused.

16/00751/AS Breton Court *'... TDRA object to this application for a number of reasons: 1. The development is an over-intensive development of the site to the detriment of neighbouring properties which include listed buildings. 2. The provision of parking is inadequate for the proposed future size of the development when the needs of staff, visitors, service vehicles and emergency parking is taken into account. This will result in additional parking in Grange Road leading to frequent obstruction of this relatively narrow road. 3. The proposed surface water drainage for the development appears to be inadequate and to be reliant on non-existing land drains. It appears likely to cause flooding to adjacent properties. 4. The building works as proposed will have a serious detrimental impact on tree T7 which is subject of a Tree Preservation Order. 5. There is no established need for this additional capacity for care following developments of care homes at High Halden and Woodchurch.'*

This application is currently being assessed by ABC.

16/00295/AS Land North of One Westwell Court *'... We feel that this proposal, due to the two-storey height would cause significant harm to the existing character of the open court area, obstructing importance vistas and sight lines which are inherent in the layout of the court. We believe that the building is not of an appropriate scale,*

design and massing, looking out of character within the existing context. There is a pinch point at the access to the proposed tarmac standing area where the road narrows causing potential obstruction to adjacent parking zones and possible safety issues.'

This application has been refused.

Double Yellow Lines on A28 nr Heather Drive *'... I am writing on behalf of the TDRA (Tenterden & District Residents' Association) to support the above proposal. There is currently a safety issue at primary school drop off and pick up times as the road is too narrow at this exit point.'*

This is currently being assessed by ABC.

15/00863/AS Cloverbank Stables *'... We believe the mobile home and buildings occupy a prominent position and would be inappropriate in an AONB. We believe that this proposal would set a dangerous precedent, undermining the protection offered by the AONB status. This site lies outside the Tenterden rural development zone. This situation appears not to warrant a permanent residence for overseeing the animals, as these animals are predominantly privately owned, and this is not a significant commercial enterprise. This site is located in a very low risk crime area.'*

This application was refused, however went to appeal. The TDRA provided some assistance to the local residents group concerned and attended the hearing and the site visit with the Inspector. This appeal has been allowed on a temporary 3 year basis, there after the land is to be returned back to original AONB countryside status.

14/01420/AS Land South and East of Tilden Gill Road *'... I am writing on behalf of the TDRA, to object to this planning application for up to 100 dwellings. This would be a complete disregard of previous agreements with the Council for the town's Core Strategy, limiting growth within Tenterden to the circa 450 dwellings to be located on the TENT 1A and B sites abutting Smallhythe Road until at least 2030. There are no effective proposals to upgrade the local infrastructure, mitigate the probable impact of the additional cars on local traffic and parking and expansion to community services. This is not what a majority of local residents want. The Council should keep to their promises or risk losing residents' trust and support.'*

The TDRA attended the public enquiry in support of the local residents. Following ABC refusal this application was permitted on appeal.

Increasing East Cross Surgery Services

Recent feedback from our local MP Damien Green indicated that he would take this up with the Department of Health. If the situation continues to drag on then it may be time to voice our opinion more vociferously on the matter.

Join Us

We are always keen to welcome new members to TDRA. Please support us by joining online at www.tdra.org.uk