

CRANBROOK & SISSINGHURST PARISH COUNCIL

MINUTES OF THE PLANNING & PRESERVATION COMMITTEE
HELD ON THE 1ST MARCH 2016

Declaration of Interests, Dispensations, Predetermination or Lobbying:

Members are required to declare any interests, dispensations, predetermination or lobbying on items on this agenda. Members are reminded that changes to the Register of Interests should be notified to the Clerk.

Present: Cllr. Bunyan (in the Chair), Cllrs. Fermor, Rook and Smith

Apologies: Cllr. Cook

PLANNING APPLICATIONS:

16/500277/FULL

Land to the Rear of 31 Stone Street, Cranbrook

Erection of boundary and internal 1.2m high fence (Retrospective)

The Parish Council recommend APPROVAL.

Proposed by Cllr. Rook, seconded by Cllr. Fermor and agreed.

16/500636/FULL

Branden Cottage, Biddenden Road, Sissinghurst

Retrospective stable block and sand school and the proposed provision of landscape enhancements.

The Parish Council recommend APPROVAL subject to there being no floodlighting and that it be for personal use only and also subject to the views of the Borough Landscape Officer.

Proposed by Cllr. Smith, seconded by Cllr. Fermor and agreed.

16/501133/FULL

Whitewell Farm, Goudhurst Road, Cranbrook

Single storey extension

The Parish Council recommend APPROVAL.

Proposed by Cllr. Rook, seconded by Cllr. Fermor and agreed.

16/500154/FULL

Waypost Meadow, Golford Road, Cranbrook

Conversion of double garage to form a 2-bedroom holiday let with conservatory (Retrospective)

The Parish Council recommend REFUSAL. This was the subject of a planning application reference 07/03708 which was refused (conversion of existing garage into accommodation for parents). It is noted that this is now a retrospective application with the unauthorised conversion having already taken place and the property being called Waypost Meadow Lodge. The refusal 07/03708 cited that the proposal would have a detrimental impact on the character and appearance of the AONB and SLA and harm the open character of the rural location and this remains the case. With regard to the tourism aspect, the adjacent unauthorised property being called Waypost Meadow Cottage the subject of application 16/500155 has a planning history with a refusal under reference 08/00070 and an Appeal decision of dismissal where the Inspector stated that "it is harmful to the character and appearance of the area and that it is in an unsustainable location" and this also remains the case. It is also considered that the access track over a public right of way was not suitable to serve any further traffic. Members requested that Enforcement Action by TWBC should be continued with regard to this development which does not have the benefit of a planning consent.

Proposed by Cllr. Smith, seconded by Cllr. Fermor and agreed.

16/500155/FULL

Waypost Meadow, Golford Road, Cranbrook

Erection of detached building to provide self-contained holiday let (Retrospective)

The Parish Council recommend REFUSAL. This was the subject of a previous planning application reference 08/00070 which was refused. It is noted that this is now a retrospective application with the unauthorised development having already taken place and the property being called Waypost Meadow Cottage. The refusal 08/00070 cited that the proposal would have a detrimental impact on the character and appearance of the AONB and SLA and harm the open character of the rural location and this remains the case. It also cited that it was inappropriate development in the countryside and outside the Limits to Build, and that the proposal is in an unsustainable location and predominantly relies on access by private motor vehicle. This still remains the case. It is also considered that the access track over a public right of way was not suitable to serve any further traffic. An Appeal was lodged and the Inspector stated that “it is harmful to the character and appearance of the area and that it is in an unsustainable location” – the Appeal was dismissed. Members requested that Enforcement Action by TWBC should be continued with regard to this development which does not have the benefit of a planning consent.

Proposed by Cllr. Smith, seconded by Cllr. Fermor and agreed.

16/500156/FULL

Waypost Meadow, Golford Road, Cranbrook

Erection of incidental building (Retrospective)

The Parish Council recommend REFUSAL. It was considered that the unauthorised building would have a detrimental impact on the character and appearance of the Area of Outstanding Natural Beauty, harm the character of the rural location and inappropriate development in the countryside. Members requested that Enforcement Action by TWBC should be continued with regard to this development which does not have the benefit of a planning consent.

Proposed by Cllr. Smith, seconded by Cllr. Fermor and agreed.

16/500845/FULL

Fenton House and The Limes Cottage, High Street, Cranbrook

Erection of a single storey rear extensions with a roof lanterns to Flat 2 and The Limes and alterations to fenestration.

The Parish Council recommend APPROVAL.

Proposed by Cllr. Fermor, seconded by Cllr. Rook and agreed.

APPEALS:

15/504362/FULL

Land rear of Harwood, Corbins, Crandon House and Pennyfields, Angley Road, Cranbrook

Demolition of existing garage and erection of five dwellings and associated access, to include new garage for Corbin and landscaping.

Members noted that our previous recommendation of Refusal and our comments would automatically be forwarded to the Inspectorate. No further comments were recorded.

15/503701/FULL

4 – 5 Tippens Close, Cranbrook

Retrospective – Replace existing 180cm chainlink fence with concrete post, faced with a bamboo fence, replace with 60 cm brick wall topped with 120 cm close boarded fence.

Members noted that our previous recommendation and comments would automatically be forwarded to the Inspectorate. No further comments were recorded.

CONSULTATION:

With regard to the TWBC Consultation on the proposed modifications to the Site Allocations Development Plan Document (DPD) – Cllr. Smith had no further comments to add after reading the document. The Clerk confirmed that she would now submit the comments raised at the previous meeting in February. The Chairman made Members aware that there is another consultation running on the “call for sites” but that we had not yet been invited to comment. The Clerk would investigate this with the Policy Team.

TRAINING:

The Chairman will allocate an application for a member to present at the next meeting.

DECISIONS:

The Chairman read out the decisions she had recently downloaded from the Portal.

ITEMS FOR INFORMATION:

The Clerk tabled an email and plan sent by Mark Scott regarding the proposal for a new Clubhouse at the Rugby Club. This was for information only.