

CRANBROOK & SISSINGHURST PARISH COUNCIL

MINUTES OF THE PLANNING & PRESERVATION COMMITTEE HELD ON THE 24TH MAY 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.

The Parish Council is the joint applicant in 16/503953/FULL – Former Cranbrook Engineering Site and Wilkes Field, Stone Street, Cranbrook.

Cllr. Smith declared an interest in 16/503893/FULL as the applicant is known to him.

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

VICE CHAIR:

Cllr. Bunyan proposed Cllr. Cook as Vice Chair. This was seconded by Cllr. Smith and agreed. Cllr. Cook was happy to accept.

TIME OF MEETING:

After a full discussion, it was proposed by Cllr. Bunyan that the time of the meeting be changed from 10 am to 9.15 am which was seconded by Cllr. Rook and agreed.

PLANNING APPLICATIONS:

16/503953/FULL

Former Cranbrook Engineering Site and Wilkes Field, Stone Street, Cranbrook

Mixed use development comprising of demolition of unlisted buildings (Buildings A, B, D, E, F, G, H, I on former Cranbrook Engineering site and Building J on Wilkes Field) and construction of a new Community Centre, 28 no. residential dwellings, including conversion of a listed building to residential use involving internal and external alteration, 1 no. retail unit, together with parking, access, landscaping and ancillary works.

The Clerk referred to legal advice from KALC and the Borough Legal Services. It is in order for the Planning Committee to comment, there is no pecuniary advantage over and above that of the typical resident of the parish. We also have no parish councillors on this committee who also sit on the Borough planning committee. As long as we show our interest in that we are the joint applicant then it is in order to comment. This was recorded at the start of the meeting under interests.

The Parish Council recommend APPROVAL. Members noted that the site is allocated within the Borough Site Allocations Development Plan Document – Policy AL/CR6 for development as a community facility. The Policy also allows for a small number of residential units. Wilkes Field is also shown as within the limits to build. An archeological watching brief should be a condition on any planning consent as the site is adjacent to the Conservation Area and near to many listed buildings. With regard to the residential units, Members were disappointed that the chimneys were included for aesthetic reasons and that the opportunity had not been taken that they could be working chimneys for wood burners etc. They also queried whether light red stock bricks were the best choice. Any materials should be sympathetic to the surroundings. Members supported the vehicle access via the Regal Car Park and also that the existing public conveniences site should be included within the scheme which would then allow for the unattractive block to be demolished and be incorporated within the new community centre. It was accepted that the surface water drainage arrangements would have to meet the requirements set out in the Building Regulations and satisfy the Environmental Agency guidelines.

Members also suggested that all fences and means of enclosure should be submitted for approval prior to commencement to ensure that they are sympathetic to the surroundings, also permitted development rights in relation to extensions, conservatories etc should be removed. Any materials salvaged from the demolition should be recycled.

It was noted that there is an opportunity within this scheme for access to any future development of the Royal Mail Sorting Office Car Park which was welcomed. In the Unilateral Undertaking 1.1.4 this should be amended – Parish Council means Cranbrook & Sissinghurst Parish Council.

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

16/503954/LBC

Former Cranbrook Engineering Site and Wilkes Field, Stone Street, Cranbrook

Listed Building consent for conversion of listed building (Building C) to residential use, internal and external alteration, removal of attached non listed structures and addition of attached new build structures.

The Parish Council recommend APPROVAL subject to the views of the Conservation Architect and English Heritage.

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

16/503007/FULL & 16/503008/LBC

Sissinghurst Castle, Biddenden Road, Sissinghurst

Resurfacing of and amendments to footpaths and surface treatment within the main gardens

The Parish Council recommend APPROVAL subject to the views of the Conservation Architect and English Heritage.

Proposed by Cllr. Cook, seconded by Cllr. Rook and agreed. Cllr. Fermor wished to record her opposition to the path through the orchard.

16/503700/FULL

Hocker Edge Oast, Friezley Lane, Cranbrook

Construction of a detached two bay garage and store to replace a recently demolished garage.

The Parish Council recommend APPROVAL.

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

16/502245/FULL

Garages, Quaker Drive, Cranbrook

Erection of one affordable home with 4 parking spaces

The Parish Council recommend Approval.

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

16/503394/FULL

Garages, Doctor Hopes Road, Cranbrook

1 affordable home with 5 parking spaces

The Parish Council recommend APPROVAL. Members suggested that the tree shown on the plan as T1/C (leylandii) should be removed and replaced with a more native tree in keeping with its surroundings. Details of the boundary between the property and the parking area should be submitted and to afford more light into the property consideration of a window on south elevation should be considered.

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

16/503637/FULL

Fern Cottage, High Street, Cranbrook

Demolition of a garden shed and outdoor wc and storage and erection of a single storey rear extension.

The Parish Council recommend APPROVAL.

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

16/503893/FULL

Chilford, Golford road, Cranbrook

Replacement of existing two storey dwelling with new two storey dwelling

The Parish Council recommend APPROVAL subject to any vehicles being able to turn on site in the interests of highway safety.

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

CONSULTATIONS:

Contaminated Land – Supplementary Planning Document

Cllr. Rook offered to take away and read the consultation documents.

TRAINING:

Cllr. Fermor agreed to undertake an assessment of an application to present at the next meeting.

CORRESPONDENCE:

The Clerk read out an e mail from the owner of Hemsted Golf Club in relation to the application which Members had considered at the last meeting. The justification for the application had not been included in the architect's submission. Members noted the comments but the recommendation had already been made on the information submitted by the agent.

ITEMS FOR INFORMATION:

The Clerk made Members aware of the situation with unauthorised caravans at Plot 3 Hartley Lands.