

CRANBROOK & SISSINGHURST PARISH COUNCIL

MINUTES OF THE PLANNING & PRESERVATION COMMITTEE
HELD ON THE 6th JUNE 2017

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. Cook, Fermor & Warne.

Apologies: Cllr. Smith.

ELECTION OF VICE – CHAIRMAN:

Cllr. Bunyan proposed Cllr. Cook as Vice Chairman, this was seconded by Cllr. Fermor and agreed.

INVICTA SELF-BUILD PRESENTATION:

Mark Sheardown and Richard Baron presented their initial design with a map of the site position on Common Road and gave some history of their potential involvement with the site. They advised that they have a meeting scheduled with the Sissinghurst Primary School Governors next week. There was an acceptance that there were dormice present on the site and that hedgerows and a portion of green space would be kept as mitigation. They explained their proposal would be a managed self-build scheme with a design code. The application would be part detailed, including the footpaths, roads, plot sizes and services into the site and part outline which would include the design of the houses. They had worked hard to build up an understanding of the design of the village and had incorporated green pathways through the development providing a migratory track for dormice. It was intended that the use of a set palette of materials and quality would be included in the application. Members raised some concerns regarding the positioning of the vehicular access to the site. It was confirmed that KCC Highways was yet to be consulted. Members suggested that the Cranbrook Conservation Area Advisory Committee should also be consulted and that a public exhibition of the application should be considered. Mr. Sheardown confirmed that they were looking to finalise their designs over the next 6 – 8 weeks to coincide with receipt of the dormouse survey and would liaise with the Clerk in regard to a public consultation.

PLANNING APPLICATIONS:

17/01664/FULL

1 Folly Hill Cottages, Folly Hill, Cranbrook, Kent, TN17 2LT
Single-storey side extension and first floor rear/side extension

The Parish Council recommended APPROVAL.

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

17/01666/FULL

The Granary, Goudhurst Road, Cranbrook, Kent, TN17 2PZ
Single storey side/rear extension to link to outbuilding, and conversion of the same outbuilding to habitable use.

The Parish Council recommended APPROVAL.

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

Cllr. Bunyan commented that many of the site location plans supplied with applications lacked the named roads that are required prior to validation, the Clerk agreed to raise this with TWBC Planning Dept.

17/01674/LBC

Saunders Farm, Camden Hill, Sissinghurst, Kent, TN17 2AR
Change of black weather boarding to white weather boarding.

Members expressed concern that it was not clear as to whether the weather boarding was being painted or replaced in the application.

The Parish Council recommended APPROVAL subject to the views of the Conservation Architect.
Proposed by Cllr. Cook, seconded by Cllr. Bunyan and agreed.

Cllr. Cook declared an interest in the below application.

17/01581/FULL

Cranbrook School, Waterloo Road, Cranbrook, Kent, TN17 3JD

Proposed scheme for multi sport court with perimeter fence and floodlights with associated parking for use of year 7 intake (Revised scheme of Planning Consent 17/00726/FULL)

Members made no further comments.

17/01583/FULL

9 Hop Pocket Close, Sissinghurst, Cranbrook, Kent, TN17 2LB

First floor extension and alterations.

The Parish Council recommended APPROVAL.

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

17/01336/LBC

The Old Bakery, St Davids Bridge, Cranbrook, Kent, TN17 3HN

Listed Building Consent – Replacement of two windows to replicate historic windows on top floor of property on south and west elevations.

The Parish Council recommended APPROVAL subject to the views of the Conservation Architect.

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

17/01426/LBC & 17/01427/FULL

7 High Street, Cranbrook, Kent, TN17 3EB

Listed Building Consent – Removal of two existing stud walls and erection of two timber framed and plaster boarded stud walls to form beer storage room, relocation of existing sink, create opening on rear external wall to accommodate air conditioning duct/pipes, installation of an air conditioning unit.

Change of use from Class A1 (Shop) to Class A4 (Micropub), installation of external air conditioning unit on rear elevation.

The Parish Council recommended APPROVAL subject to the views of the Conservation Architect.

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

17/01491/FULL

Church House Oast, The Street, Sissinghurst, Cranbrook, Kent, TN17 2JL

Construction of two-storey conservatory to enclose lift to link ground and first floor accommodation.

The Parish Council recommended APPROVAL.

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

TREES:

17/01739/TPO

The Malt House, Dorothy Avenue, Cranbrook, Kent, TN17 3AL

Trees: T1 (Oak) – Reduce canopy by 20% and remove deadwood.

The Parish Council recommended APPROVAL subject to the views of the Tree Officer.

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

17/01627/TPO

Land Adjacent to Hartley Gate Farmhouse, Hartley Road, Cranbrook, Kent

Trees: T1 (Oak) – Fell

Members expressed concern at the loss of a mature oak, deferring the decision to the Tree Officer. If approval is given Members suggested that a replacement oak is planted.

AMENDED DETAILS:

17/01592/MOD106

Bull Farm Land And Buildings, Glassenbury Road, Cranbrook, Kent

Modification of Section 106 to discharge Clause 2.1 (Land/dwelling tie) and Clause 2.2 (Agricultural occupancy) of S106 Agreement for Planning Consent TW/93/1446 (Outline – Agricultural dwelling).

Members raised no objection.

COMMON ROAD COMMENTS NOV 2015:

Cllr. Bunyan read an email from Chris Kempton of Countryside regarding a possible contribution of £12,000 to add to the existing play facilities on Jubilee Field, in lieu of providing equipped play on site. They have sent a plan for an alternative design for the public open space without a play area to TWBC for consideration. They are also in discussion with the Housing Officer in regard to the tenure mix of affordable housing. As opposed to the 30:70 shared ownership (SO): rented accommodation (RA) favoured by the Housing Officer they would like the PC to support a 50:50 split of tenure mix.

The Clerk advised that Cllr. Fairweather in his role of Chairman of Environmental Management had been in contact with Planning Officer Kevin Hope in regard to a contribution for play equipment. She was aware that he had been advised that any contribution given would have to be in addition to the existing provision of a play area detailed in the S106 agreement. The concern remained that if a contribution for play equipment was received the suggested provision of labour to assist with the building of a new village hall may be withdrawn. Members agreed that some clarification was needed and there should be a clear distinction between the potential offer of labour for the rebuilding of the Institute and a financial contribution for play equipment. Members agreed that they would not want to make a decision on one that may prejudice the other. The Clerk agreed to contact Kevin Hope and Chris Kempton to clarify the following points:

- What was now being suggested as the public open space?
- Would the £12,000 be given directly to the PC?
- Are Countryside in a position to confirm their intention to assist with labour to build a new village hall?

Members did agree to write in support of the 50:50 tenure mix to encourage shared ownership subject to no new evidence being identified in any forthcoming local need survey.

CONSULTATIONS:

Public consultation: Thursday 20th April to 1st June 2017, Tunbridge Wells Draft Civic Complex Planning Framework.

Cllr. Smith had been previously delegated to read and compose responses to the consultation. Cllr. Bunyan read out all of his suggested responses. She proposed that the responses recommended by Cllr. Smith be submitted on behalf of the Parish Council. This was seconded by Cllr. Cook and agreed.

Cllr. Bunyan proposed that the meeting be continued as per Standing Order 3 (w). This was seconded by Cllr. Warne and agreed. Cllr. Cook left the meeting at this point, the Clerk confirmed the meeting was still quorate.

Public consultations: Tuesday 2nd May to Monday 12th June 2017 Tunbridge Wells Borough Local Plan: Issues and Options and Draft Landscape Character Assessment SPD.

Members of the NDP and the Parish Council had met the previous evening to discuss possible responses to the consultation, which were read out by Cllr. Bunyan. The responses would be made available at the Full Council meeting on Thursday, copies were also available in the office. Cllr. Fermor proposed the comments as read out be submitted on behalf of the Parish Council, this was seconded by Cllr. Warne and agreed.

Members agreed to request an extension of time until the 30th June in which to submit comments on the Sustainability Appraisal.

It was proposed by Cllr. Bunyan, seconded by Cllr. Fermor that Cllr. Warne along with any other interested councillors be delegated to formulate a list of sites to be put forward to TWBC for inclusion in the Local Green Space Designation, the suggested list should be brought before the next planning meeting for approval.

Cllr. Bunyan felt that the areas of Colliers Green, Hartley, Cranbrook Common, Wilsley Pound, Wilsley Green and Golford be specified as hamlets in the Settlement Role and Function Study as was in the original Local Plan. The Clerk would contact TWBC to see if this could be achieved.

TRAINING:

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

DECISIONS:

Cllr. Bunyan read out the decisions received from the Borough Council.

ITEMS FOR INFORMATION:

None were raised: