

CRANBROOK & SISSINGHURST PARISH COUNCIL

MINUTES OF THE PLANNING & PRESERVATION COMMITTEE
HELD ON THE 21ST MARCH 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 & Fairweather.

Apologies: Cllr. Smith.

Cllr. Bunyan declared an interest in application 17/00716/FULL being a resident of Spongs Lane.

PLANNING APPLICATIONS:

17/00487/FULL & 17/00488/LBC

Chilworth, High Street, Cranbrook, Kent, TN17 3DT

Erection of 1.6m high close boarded timber gates across an existing entrance way

Listed Building Consent – Erection of 1.6m high close boarded timber gates across an existing entrance way

The Parish Council recommends REFUSAL. Although sympathetic to the principle of enclosure, it was felt an alternative style and materials more in keeping, should be sought.

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

17/00549/FULL

Clayhill Farm, Marden Road, Cranbrook, Kent, TN17 2LP

Provide staircase to access first floor accommodation with dormer windows to East and West elevations on roof.

The Parish Council recommends APPROVAL subject to the building remaining ancillary to the main dwelling. It was suggested that the applicant consider adding a W.C. on the first floor.

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

17/00726/FULL

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

Change of use existing car park to play area for Year 7 intake with perimeter fence and existing flood lighting altered to suit; Creation of additional car park for short fall of lost car park spaces including a disabled space.

The Parish Council recommends APPROVAL in principle, however were extremely concerned that the application did not provide sufficient replacement parking facilities for the parking spaces lost. Car parking spaces in the town are already overstretched.

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

17/00716/FULL

Manor Cottage, Spongs Lane, Sissinghurst, Cranbrook, TN17 2AH

Proposed two storey side extension.

It was noted there were incorrect orientations and material descriptions in the application drawings.

The Parish Council recommends APPROVAL.

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

17/00696/FULL

Friezley Oast, Friezley Lane, Cranbrook, Kent, TN17 2LL

Erection of a three-bay open barn garage.

The Parish Council recommends APPROVAL.

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

17/00815/FULL & 17/00816/LBC

2 Hawkridge Farmhouse, The Common, Sissinghurst, Cranbrook, Kent, TN17 2AD

Part demolition of existing extension and construction of new single storey extension; Internal alterations and construction of detached timber framed and clad single storey garage building to site of former hole pole barn.

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

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

ADVERTISEMENTS:

17/00628/ADV

West End And East End Of, Turnden Road, Cranbrook, Kent

Retrospective – Advertisement – 2 No. non illuminated directional signs on bank at western end of Turnden Road; 1 No. non-illuminated projecting directional sign fixed to fence at eastern end of Turnden Road.

The Parish Council recommends APPROVAL.

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

REVISED PLANS:

17/00451/REM

Land Off, Common Road, Sissinghurst, Cranbrook, Kent,

Approval of Reserved Matters (Details of access (other than vehicular access into site from Common Road), Appearance, Landscaping, Layout and Scale) following Outline permission for 14/502645/OUT (Outline Planning Permission (Access not reserved) – Development of up to 60 new homes (including 35% affordable housing)

Cllr. Bunyan had collated the comments from the consultation event at St. George's Institute on Saturday 18th March. It was agreed that a copy of comments would be forward onto Roger Nightingale. The success of the consultation was noted. All the comments and concerns received were discussed. Cllr Bunyan proposed that the Parish Council recommends APPROVAL in principle, subject to the following points being ADDRESSED. Points 1, 2, 3 and 4 being of particular importance – if these points are not acted upon – the recommendation would be to REFUSE. This was seconded by Cllr. Cook and agreed.

1. Drains (foul water, sewage) - The drains overflow several times a year into Common Road. Their capacity needs to be confirmed and if necessary a new connection direct to the sewage works needs to be considered.
2. Playground – The proposed playground on the site should be removed from the design and funds transferred to enhance the existing play facilities in the village which would help new residents to integrate and would reduce noise nuisance on site. The current situation of a playground next to a pond even with fencing is dangerous.
3. Stile - The stile onto Common Road which is to link to the public footpath on the opposite site of the road should be omitted. Its position on a lethal blind bend is unsafe.
4. Affordable homes - The affordable flats should be moved to the area currently designated for the playground which would provide increased natural light to the properties and more privacy to the houses and their gardens in the neighbouring properties in Hovendens.

The Parish Council should be consulted on suitability of applicants with preference given to people with a Sissinghurst connection. The affordable homes should be integrated within the development and not concentrated together. Affordable rented homes should not be sold to tenants and shared ownership should be sold on to others on the housing register.

5. Street lighting. To reduce light pollution lighted bollards and not columns should be used.
6. Archaeology - A Roman road runs close to or through the site – a watching brief should be required.
7. Bungalows - Some should be provided for the elderly in the community.
8. Footpath/pavement – Request the developer funds an extension of the current footpath from the school up to the junction with the A229 to improve pedestrian access from north and west. It was also considered desirable for a new footpath from the development into the village on the same side of the road (east) be provided – this would encourage integration. Concerns about dangers in Common Road particularly dropping off and picking up time from school when a large number of cars park in the road – footpath and traffic calming desirable. It was suggested that the egress point could be moved.
9. House sizes - Would prefer to see fewer large house and more starter homes.
10. Garage sizes. Can modern wider cars actually fit into them? Implications would cause more on street parking. Parking allocation has been challenged by KCC.
11. St. Georges Institute/Village Hall - A contribution in money and/or skills/manpower to rebuild would be hugely appreciated.
12. Pedestrian Crossing - A crossing from the site to the school side of Common Road.
13. Wild life – Concerned about the shrinking of areas for wildlife. Suggest bat boxes, etc.
14. Speed Limit - Reduced to 20mph.
15. Custom Build - Would like to see some of the houses offered for, at least, internal layout to be by the purchaser. The houses could then be built by Countrywide to blend in with the designs on site.
16. Sissinghurst School is oversubscribed. There are spaces in neighbouring villages but the children would have to be driven. It will be many years before the children from this development will be able to go to Sissinghurst C of E Primary School, unless it is extended.
17. Concerns were raised about GP availability. There is no GP surgery in Sissinghurst.
18. There was a suggestion that access should be provided from the site to the surrounding farmland.

Cllr. Fairweather offered to act as the village representative and liaise with the Site Foreman to deal with any issues that may arise when construction starts.

CORRESPONDENCE:

The Old Ambulance Station, Dr. Hopes Road, Cranbrook.

The very short list of suggestions from councillors had been collated and was discussed. It was proposed by Cllr. Bunyan that ‘Badgers’ without the addition of anything further such as ‘Place’ or ‘Mews’ be put forward for consideration. This was seconded by Cllr. Fermor and agreed.

DECISIONS:

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

ITEMS FOR INFORMATION:

None were raised.