

CRANBROOK & SISSINGHURST PARISH COUNCIL

MINUTES OF THE PLANNING & PRESERVATION COMMITTEE
HELD ON THE 5th SEPTEMBER 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.

PLANNING APPLICATIONS:

17/02625/FULL

4 & 5 The Meads, Cranbrook, TN17 3QB

Part – Retrospective – Division of existing property to provide pair of semi-detached properties.

The Parish Council recommends APPROVAL to the division of the property in principle, however they object to the increase in roof height and suggest consideration be given to gable extensions at the rear of the properties. A concern was also raised that there was no mention of parking for the additional dwelling.

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

17/02805/FULL

2 Course Horn Barn, Course Horn Lane, Cranbrook, TN17 3NR

Garage conversion with associated works to form extension to existing studio/garden room; Erection of glazed link between main barn and studio.

The Parish Council recommends APPROVAL, subject to the condition it remains ancillary to the main dwelling. Proposed by Cllr. Cook seconded by Cllr. Warne and agreed.

17/02806/LBC

2 Course Horn Barn, Course Horn Lane, Cranbrook, TN17 3NR

Listed Building Consent - Garage conversion with associated works to form extension to existing studio/garden room; Erection of glazed link between main barn and studio; Internal and external alterations including alterations to external wall of existing studio; Removal of downstairs WC; Proposed rooflight to upper floor; Decoration of existing external solid doors.

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

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

17/02658/FULL

Ashleigh, The Hill, Cranbrook, TN17 3AD

Retrospective – Erection of perspex globe summerhouse.

The Parish Council recommends APPROVAL, however Members queried the necessity for a full planning application for this temporary structure as opposed to the need for Conservation Area consent?

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

17/02885/FULL

Meadow View, Goudhurst Road, Cranbrook

Proposed erection of a single replacement dwelling, link attached pool enclosure and detached garage and associated works, following demolition of existing dwelling (Amendment to Planning Consent 16/07860/FULL)

The Parish Council recommends APPROVAL. Members suggested increasing the size of the south facing windows in the pool enclosure to maximize solar gain and investigate using solar thermal and or photovoltaics for heating the pool area.

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

PASSIVE BUILDING/ENERGY CONSERVATION GUIDELINES:

Cllr. Bunyan had prepared a draft list of what she considered desirable to be considered for inclusion in new dwellings and conversions. Members discussed the list and agreed on the following, in no particular order:

- Working chimneys
- Rainwater recycling
- Super insulated
- Towards Passivhaus standards
- Photovoltaics & solar thermal
- Airtightness
- Ventilation
- Fabric first approach
- Minimise water consumption and sewerage
- Electric car charging points
- Triple glazing
- Composting areas
- Outdoor clothes airers
- Use of local materials to reduce delivery distances and to fit with the local vernacular.
- Orientation – small windows facing north, large windows facing south.
- Bat and bird brick boxes

Members agreed that all the above were desirable but could not be insisted upon, however they would like to see the suggestions incorporated into design policies within the NDP. Cllr. Bunyan also commented that the EPC grading of Passivhaus buildings should be examined and revised to reflect the energy savings. The Committee would like input from Full Council before finalising the list.

APPEALS:

16/503211/FULL

3 Hartleylands, Swattenden Lane, Cranbrook

Variation of condition 3 of 12/03241/FULL (Use of the land for the stationing of caravans for residential purposes for 1 No. gypsy pitch) – to allow for an additional 2 No. mobile homes and 2 No. touring caravans for residential purposes.

The Parish Council recommend REFUSAL on the following points:

- There is no justification, the site is in an Area of Outstanding Natural Beauty, and it will impact on the countryside.
- The access is unsuitable in its current condition to serve any further units on which was a small family owned site originally given consent under reference TW/93/0065, where the total number of mobile homes/caravans sited on the land at any one time should not exceed two and was only for two members of that family together with wives and children. This original permission was granted because of the personal circumstances of the applicant's family. It appears that the site has now been split into different plots under separate ownership and the number of pitches has escalated.
- This is a retrospective application, no provision has been made for sewage disposal which is affecting the surrounding land and local water courses.
- It does not comply with current gypsy site policy which states that sites should not have the appearance of an enclosure which adds to segregate the residents of the site.
- The provision of adequate water and electrical supplies may also be an issue.

If the Inspector is minded to approve the application on appeal, it should be subject to the following conditions:

- The site should be restricted to two mobile homes and two touring caravans.
- Native species of hedging should be planted to obscure the current fencing which is out of keeping for the local area.

- Evidence of direct and adequate provision of water and electrical supply and an acceptable sewerage system should be sought.

Proposed by Cllr. Warne, seconded by Cllr. Bunyan and agreed that the above comments be forwarded to the Planning Inspectorate for consideration.

TRAINING:

Cllr. Fermor would 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.