

CRANBROOK & SISSINGHURST PARISH COUNCIL

MINUTES OF THE PLANNING & PRESERVATION COMMITTEE
HELD ON TUESDAY 6th OCTOBER 2015

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, Kemp and Smith

Apologies: Cllrs. Hartley and Rook

Cllr. Cook declared a personal interest in 15/506820 as he was a former employee of Cranbrook School.

PLANNING APPLICATIONS:

15/506775/FULL

Mobile Home at Sunny Acres, Swattenden Lane, Cranbrook
Proposed timber decking with steps and ramp to mobile home (retrospective)

The Parish Council recommend APPROVAL.
Proposed by Cllr. Cook, seconded by Cllr. Fermor and agreed.

15/507429/FULL & 15/507432/LBC

The Gate House, Sissinghurst Road, Sissinghurst
Removal of existing conservatory and erection of new conservatory.

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

15/506863/FULL

Broomhill Nurseries, Hawkhurst Road, Cranbrook
To remove mobile home no. 1 and replace with a chalet bungalow dwelling.

The Parish Council recommend REFUSAL. There has been a previous application for the same development reference 02/02973 which was refused and dismissed on Appeal. Members considered that the same reasons for refusal still apply i.e. that the site is outside the limits to built development and is in a location where new housing would not normally be permitted. The site is also within the Area of Outstanding Natural Beauty.

It is noted that there are other mobile homes on the site with ancillary day rooms. There is a complex history on the site with the original consent for the mobile home in 1996 being for “a named gypsy family (Johnsons). The Inspector noted on the 2002 Appeal that the site is one of 10 authorised private gypsy caravan sites in the Borough of Tunbridge Wells. It would be difficult to transfer a condition relating to a gypsy family onto a permanent dwelling therefore it could be considered that the use of the site would be changed.

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

15/507594/FULL

27 Stone Street, Cranbrook

Change of use from (A1) retail shop to Beauty Salon (sui generis)

The Parish Council recommend APPROVAL.

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

15/506820/FULL

Rammell House, Cranbrook School, The Hill, Cranbrook

Erection of timber close boarded fence with external lighting on timber, to provide protected walkway to the rear of 6a, 6b and 7 Tippens Close (Retrospective)

The Parish Council recommend APPROVAL albeit disappointed that this was a retrospective application.

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

15/507715/FULL

1 Hawkridge Cottages, The Common, Sissinghurst

Erection of replacement stables, storage building and extension to existing manege.

The Parish Council recommend APPROVAL subject to a condition that this should be for the applicant’s private use and not for a commercial activity.

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

15/507693/FULL

53 Oatfield Drive, Cranbrook

Demolition of existing single garage and erection of two storey rear extension.

The Parish Council recommend APPROVAL.

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

15/507810/FULL

Cranbrook and Frittenden Rifle Club, Tenterden Road, Cranbrook

Demolition of existing building and erection of a new building for use as a rifle club and other D2 uses, resurfacing of car park and access, and landscaping.

The Parish Council recommend APPROVAL subject to high specification materials being used to ensure that neighbours have zero disturbance in terms of noise nuisance. Also hours of opening being restricted to those considered suitable by the Local Planning Authority for a rifle range and other D2 uses in order for them to regulate and control the development in the interests of the residential amenities and character of this rural area.

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

15/506394/FULL

Mill Cottage, The Hill, Cranbrook

Replace existing wooden shed with a wooden summerhouse adding a garden room.

The Parish Council recommend APPROVAL.

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

REVISED PLANS:

15/505812/LBC

Cranbrook Engineering and Wilkes Field, Stone Street, Cranbrook

Listed Building Consent: Demolition of unlisted buildings (Buildings A, B, D, E, F, G, H, I, and J).

Retention and stabilisation of listed building and temporary structural works (Building C).

Archaeological investigation related to demolition proposals (Cranbrook Engineering Site).

No further comments were made.

15/505629/FULL

Land at Common Road, Sissinghurst

The Chairman tabled a set of plans for the development in Cobnut Close. These had been emailed to us by the developer. We had still not received a hard copy from the Borough Council. Members still had concerns on the layout and design and felt that there were further opportunities for improvements. Members agreed that the Chairman relay our views to the Developer.

APPEALS:

The Chairman updated Members on the Gladman Appeal. Our Planning Consultant has forwarded the Borough Statement of Case for the Inquiry. It is interesting that the Council will provide evidence to demonstrate it has a five year supply of deliverable housing land. Our Consultant Dan McEwan points out that when we met with the Borough that their Counsel confirmed that they did not have a five year supply. A copy of the Statement of Case is attached to these Minutes for the interest of all Members. The Strategic Housing Market Assessment has indicated that the housing numbers per annum will be doubled.

DECISIONS:

Cllr. Bunyan read out the decisions she had downloaded from the Portal.

ITEMS FOR INFORMATION:

Cllr. Kemp informed Members that with regard to the Conservation Management Plan this was not an item of interest to the Parish Council. It was an issue for CCAAC. Mark Stevenson, Borough Conservation Architect is writing a paper. He will report back on the time frame. This could be something that fits into our Neighbourhood Plan. Cllr. Smith informed Members that due to a change of circumstances he will not be able to Chair the Neighbourhood Plan Committee.