

CRANBROOK & SISSINGHURST PARISH COUNCIL
MINUTES OF THE PLANNING & PRESERVATION COMMITTEE
HELD ON THE 16th JANUARY 2018

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, Smith & Warne.

PLANNING APPLICATIONS:

17/04207/FULL

49 Oatfield Drive, Cranbrook, Kent TN17 3LA

Ground floor rear and side extension.

The Parish Council recommends APPROVAL.

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

17/04146/FULL

Bel Canto, Tenterden road, Cranbrook, Kent TN17 3PA

Part Retrospective – Change of use of land to ancillary to dwelling house and erection of detached outbuilding providing storage and covered parking.

The Parish Council recommends REFUSAL, although they were happy with the parking and ancillary aspect, there was insufficient information or justification on the storage rooms and the size of the building is disproportionate to the size of the house.

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

17/04211/FULL & 17/04212/LBC

Little Cottage, High Street, Cranbrook, Kent TN17 3DR

Listed Building Consent – Carefully remove existing clay tiles, set aside salvaged tiles suitable for reuse, clear remainder from site; Remove old tile battens and carefully, by hand, remove any debris between rafters whilst retaining existing (presumed) laths and existing plaster internal finish between existing rafters: Insert rigid PIR board insulation between existing rafters whilst retaining a minimum 50mm clear ventilation path above insulation between existing rafters; Fit new breather membrane over existing rafters and new battens (depth same as original) and replace salvaged tiles and make up deficiency with new clay tiles to match; Insert one conservation rooflight – size 550x980mm between existing rafters and above existing purlin.

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

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

17/04264/FULL

Bluebell Cottage, The Street, Sissinghurst, Cranbrook, Kent, TN17 2JJ

Amendments to Planning Consent 16/07466/FULL (Change of use of former storage building to a garage garden room and utility room plus the construction of a new roof and external alterations): Addition of 4 no Velux style rooflights to proposed roofslope, dark grey corrugated iron sheet roofing, change of material to proposed courtyard doors and timber bin store to rear.

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

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

17/04232/FULL

Beryl Cottage, Wilsley Green, Cranbrook, Kent, TN17 2LG

Single storey link extension from house to garage/utility building

The Parish Council recommends APPROVAL, subject to the views of the Conservation Architect, as the property is within the Wilsley Conservation Area.

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

17/03758/FULL

Cherrybrook Farm, Golford Road, Benenden, Cranbrook, Kent, TN17 4AL

Conversion of barn into dwelling, vehicular access and parking area

The Parish Council recommends APPROVAL, however there is a discrepancy between the description and the Design and Access Statement which in several paragraphs mentions a garage with bat loft which is not part of the plans.

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

17/04144/FULL

Imber Court, High Street, Cranbrook, Kent, TN17 3DF

Change of use of studio/beauty salon to dwelling; Installation of 2 roof lights; Alterations to fenestration; Erection of bin/general store.

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

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

17/04177/FULL

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

Single storey kitchen extension to side and rear as well as internal alterations and new dormer.

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

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

18/00040/FULL

Little Croft, Bakers Cross, Cranbrook, Kent, TN17 3JW

Demolition of existing conservatory; Single storey rear and side extensions and rear dormer conversion to form additional bedroom.

The Parish Council recommends APPROVAL.

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

18/00054/FULL

Jacaranda, Dorothy Avenue, Cranbrook, Kent, TN17 3AW

Erection of a rear extension to provide annexe and 2 off-road parking spaces.

The Parish Council recommends APPROVAL.

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

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

And ENFORCEMENT APPEAL in relation to: 16/500125/OPDEV – Area of land has been hardsurfaced. Fencing currently being erected, storage of spoil and roadstone.

Members noted that our previous recommendations and comments would automatically be forwarded to the Inspectorate. The Parish Council will write to the Planning Inspectorate to confirm their continued objection to the application. No further comments were recorded.

CORRESPONDENCE:

Cllr. Bunyan advised the committee there had been various communications from many of the local residents with regards to the Land At, Doctor Hopes Road application 17/04018/FULL. There are genuine concerns from residents over losing valuable parking spaces. Cllr. Bunyan wanted to highlight the following points to TWBC planning team and the Borough Councilors.

- Garages are still being used by residents to store or park cars.
- Car parking spaces are still needed in this location and pushing them on to the roads would make this impassable for vehicles.
- Further parking on the roads would put a strain on emergency vehicles trying to gain access and therefore potentially putting a life at risk.
- Any new building on the site should be single storey.

TRAINING:

Cllr. Fermor will present an application at the next meeting.

DECISIONS:

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

ITEMS FOR INFORMATION:

Cllr. Bunyan advised the committee on the current discussions around St Georges Institute and the possibility of its re-development and the recent conversation with KCC Highways. It is hoped the trustees will arrange to meet to discuss the way forward.