

CRANBROOK & SISSINGHURST PARISH COUNCIL  
MINUTES OF THE PLANNING & PRESERVATION COMMITTEE  
HELD ON THE 3<sup>rd</sup> OCTOBER 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:**

17/03041/LBC

3 Waterloo Place, Waterloo Road, Cranbrook

Listed Building Consent – Infill outhouse door opening, formation of internal doorway between kitchen and outhouse with associated works to form utility room, insertion of additional window in side wall of kitchen, alterations to chimney breast, removal of door between hall and kitchen, removal of dining room door and increase width of opening, new doorway between hall and kitchen/dining area, and formation of opening in wall between kitchen and dining areas.

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

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

17/02976/FULL

Land Rear of The Street, Sissinghurst

Demolition of existing detached double garage; provision of new access; erection of 9 no. dwellings and car lodges; and erections of garage with office over.

The Parish Council recommends REFUSAL on the following grounds:

- The site does not allow for the development to integrate with the rest of the village.
- The erection of a 6ft close boarded fence surrounding the site prevents the village and the new dwellings connecting with the landscape.
- It does not give any opportunity for a PROW to connect with the current public footpath and the village, as is being discussed in the emerging NDP.
- The proposed orientation of the dwellings does not take advantage of the southerly aspect - solar gain and countryside views.
- It does not address the need for properties available for downsizing. Smaller units are required, particularly 2 beds detached, semis and small terraces. See census 2011.
- The road layout on the site was not considered acceptable.
- The size and height of the proposed dwellings was considered excessive. Bungalows or 1½ storey preferred.
- There is no evidence of bin and bicycle storage on the application.
- There was some discrepancy in the number of allocated parking spaces identified on the application.
- The style of the development does not fit with the current street scene and character of the village.

- The committee was concerned to know how the piece of land behind the tennis courts was to be managed as it appears to be outside the area for development but in the same ownership.

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

They had no objection in principle to the site being developed however felt that the space could be better utilised by providing a larger quantity of smaller dwellings.

Members agreed that the suggested design put forward in the 2015 consultation for 13 small dwellings and a public car park had found favour with parishioners (except that 13 had been considered as too many, 10 or 11 would have been preferable). This new design has not been consulted on and is highly unlikely to have been supported.

17/03107/LBC

3 Borough Cottages, The Hill, Cranbrook

Listed Building Consent – Refurbishment works including alterations to existing internal bathroom walls; Replacement living room fire surround; Replacement cupboard doors in living room; Replacement front pentice hood and proposed window to back door; Installation of a wood burning stove, flexible flue liner with chimney terminal and two extractor vents to external elevations.

The Parish Council recommends APPROVAL subject to the views of the Conservation Architect. Members suggested that the applicant investigate the effectiveness of Ecodesign Ready Stoves when sourcing the wood burning stove.

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

17/03123/LBC

Furnace Farm House, Bedgebury Road, Goudhurst, Cranbrook

Listed Building Consent – Internal alterations including alterations to chimney breast in ground floor kitchen, and replacement of part-glazed timber framed screen with a fully glazed timber screen (Works Commenced).

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

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

17/03077/FULL

The Moat, Rectory Lane, Cranbrook

Retrospective – Erection of a shed.

The Parish Council recommends APPROVAL.

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

## **CONSULTATIONS:**

17/00107/NEWDEV

Land at Common Road, Sissinghurst – Suggested Names

Members discussed in full all the suggestions put forward for the naming of the new development in Common Road.

Cllr. Bunyan proposed that Bramling Gardens be the preferred choice of name for the development, this was seconded by Cllr. Fermor and agreed. Bramling is a type of hop and Gardens because this was a hop garden. The Clerk would inform TWBC.

**CORRESPONDENCE:**

Cllr. Fermor tabled an email from Persimmon Homes, received in response to her planned article on the Brick Kiln planning application, which would be published in the December edition of Parish Cake.

**DECISIONS:**

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

**ITEMS FOR INFORMATION:**

Cllr. Bunyan was compiling an article for the next Parish Cake publication on reducing heating costs by up to 90% in new and refurbished homes.