

CRANBROOK & SISSINGHURST PARISH COUNCIL
MINUTES OF THE PLANNING & PRESERVATION COMMITTEE
HELD ON THE 5th DECEMBER 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, Smith, Veitch & Warne.

Apologies: Cllr. Fermor

Cllr. Bunyan declared an interest in the Spongs Lane application, being a direct neighbour of the property. She left the room during the discussion and took no part in the decision process.

PLANNING APPLICATIONS:

17/03810/FULL

Too Hoots, Spongs Lane, Sissinghurst, Cranbrook, Kent, TN17 2AH

Alterations/extensions and remodeling of existing property to create a two – storey dwelling.

The Parish Council recommends REFUSAL on the following points:

- The proposed dwelling has a significantly higher ridgeline than the previous approved application. It was felt that the increase could accommodate a further two bedrooms in the roof space, making it a potential 7 bedroom dwelling.
- Insufficient allocation of parking for the size of the dwelling.
- The size and scale of the proposed development is an over intensive use of the site.
- It is not sympathetic to the current street scene and is inappropriate for the setting.
- Over intrusive impact on the neighbours property.

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

17/03818/FULL

Hartley Lands Farmhouse, Swattenden Lane, Cranbrook, Kent

Removal of Condition 5 (Agricultural Occupation) of 15/508091/FULL (Erection of agricultural workers' dwelling)

The Parish Council recommends REFUSAL, they would like to see that all attempts to market the property to agricultural workers have been exhausted before approving removal of the condition.

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

17/03941/FULL & 17/03942/LBC

Little Charity, Swattenden Lane, Cranbrook, Kent, TN17 3PS.

Construction of a new oak-framed link between house and barn.

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

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

BRICK KILN DEVELOPMENT:

Public Rights of Way

Members agreed that the PROW within the development should be maintained or improved, this would be closely monitored by the Committee.

S106 contribution:

It was delegated to Committee members to formulate a response to Marie Bolton.

BUDGETS:

It was proposed by Cllr. Bunyan, seconded by Cllr. Cook and agreed to request that the budget for the Planning and Preservation Committee remain at £2,000 for 2018/2019.

ECO DESIGN GUIDELINES:

Cllr. Bunyan was pleased to report that the planning authority had agreed to advise applicants of the guide at pre-application stage and direct them to its location on our website. In addition, Cllr. Warne agreed to see that it is added to the NDP website. Cllr. Bunyan felt the guide may be of use to neighbouring parishes; Cllr. Veitch agreed to raise it at the next Parish Chairman's meeting if the opportunity arises and the clerk said she would forward the details of the guide to other parish clerks.

CONSULTATIONS:

Civic Development Planning Framework Supplementary Planning Document, Public Consultation: 30 October to 11 December 2017:

Members agreed that they had no further comments to add to the original response submitted.

TWBC - INTERIM REPORT OF THE PLANNING APPLICATION PROCESS TASK & FINISH GROUP:

No members of the Committee were able to attend the next meeting. However, to ensure that we remain part of the process it was agreed to submit the following comments by email:

- Parishes are not included in any consultations or discussions at the pre-application stage, which would allow for local concerns to be addressed prior to submission of a full application.
- In light of emerging Neighbourhood Development Plans there will be policies in place that will need to see parishes working more closely with the Borough to full fill the requirement of the NDP.
- Parish comments should carry more weight than other consultees.

CORRESPONDENCE:

A letter had been received from David Huggett – Regional Strategic Land Director - Persimmon Homes. It confirmed that there was no necessity for them to serve a notice to the Parish Council under Certificate B as the highway improvements proposed to the junction of High Street/Hartley Road are limited to land which forms part of the public highway and does not require the permission of the landowner.

TRAINING:

Cllr. Smith would present an application at the next meeting if required.

DECISIONS:

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

ITEMS FOR INFORMATION:

No items were raised.