

CRANBROOK & SISSINGHURST PARISH COUNCIL
MINUTES OF THE PLANNING & PRESERVATION COMMITTEE
HELD ON THE 7th NOVEMBER 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, Smith, Veitch & Warne.

PLANNING APPLICATIONS:

17/03139/FULL

Land At, Woodlands, Cranbrook, Kent
Hardstanding for residents parking.

The Parish Council recommends APPROVAL subject to the views of the Tree Officer and on condition there is no disturbance to the roots of existing trees. Members also suggested that the unmade surface bordering the tarmac pavement be softened by the planting of a native species of hedging. They also requested that the applicant consider an alternative to the porous tarmac surface proposed in favour of a more aesthetically pleasing option such as grasscrete. Proposed by Cllr. Fermor, seconded by Cllr. Bunyan and agreed.

17/03458/FULL

3 Victoria Cottages, Carriers Road, Cranbrook, Kent TN17 3JP
Single storey rear extension, front porch extension and extension to infill existing porch area on south east corner of property. Fenestration alterations to east elevation.

The Parish Council recommends APPROVAL.
Proposed by Cllr. Bunyan, seconded by Cllr. Cook and agreed.

17/03382/FULL

Greenways, Goudhurst Road, Cranbrook, Kent TN17 2PX
Two Storey side extension

The Parish Council recommends REFUSAL on the following grounds:

- The proposed extension is over intensive and is out of keeping with the original design of the house.
- The flat roof extension is very visible from the road.

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

17/03481/FULL

Land Adjacent To Hartley Gate Farmhouse, Hartley Road, Cranbrook, Kent,
Proposed erection of 8no. dwellings with access, parking, landscaping and replacement of TPO tree T2

The Parish Council recommends APPROVAL in principle to this development and supports the mix of two and three bedroom dwellings. However concerns were raised as to whether sufficient parking had been identified and on the additional access/egress onto Hartley Road. It was agreed that it would be beneficial to create a master plan for the area encompassing a shared access for this and other adjacent sites currently being considered for development. Proposed by Cllr. Warne, seconded by Cllr. Veitch and agreed.

17/03537/FULL
77 Wheatfield Way, Cranbrook, Kent, TN17 3NB
Proposed first floor front extension over porch.

The Parish Council recommends APPROVAL.
Proposed by Cllr. Cook, seconded by Cllr. Smith and agreed.

17/03521/FULL
91 Wheatfield Way, Cranbrook, Kent, TN17 3NE
Erection of a single storey front extension

The Parish Council recommends APPROVAL.
Proposed by Cllr. Bunyan, seconded by Cllr. Fermor and agreed.

17/02893/FULL
Cranbrook RFC, Angley Road, Cranbrook, Kent, TN17 2PN
Partial demolition of existing clubhouse facilities and complete demolition of existing cricket pavilion; Erection of 2-storey detached clubhouse with changing and amenity space with ancillary 2-bay cricket net installation; Associated hard and soft landscaping scheme.

The Parish Council recommends APPROVAL. They wished for it to be noted that the proposed application is on land owned by the Tomlin Murton Playing Fields Trust which is leased to Cranbrook RFC by the charity and that the Parish Council are sole trustees of that charity. That being said, Members agreed that the proposed improvements would create an excellent facility for Cranbrook, although felt there was a lack of vehicular access to the proposed clubhouse. Members also noted that there was no provision for an accessible w.c. on the first floor and felt the design could be reconfigured to ease the movement of supplies to the kitchen area and hoped that the harnessing of solar power for water heating could be considered.

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

17/03583/FULL & 17/03584/LBC
Costa Coffee, High Street, Cranbrook, Kent, TN17 3EJ
Conversion of single storey outbuilding and the carriage house with the addition of a single storey extension to form a new 3 bedroom dwelling.

The Parish Council recommends APPROVAL subject to the views of the Conservation Architect. They suggested the addition of a window in the living area facing onto the garden.
Proposed by Cllr. Smith, seconded by Cllr. Fermor and agreed.

REVISED PLANS:

16/502860/OUT
Land at Brick Kiln Farm, Cranbrook
Outline planning permission for the erection of up to 180 dwellings (including up to 35% affordable housing) with means of access to be determined at this stage together with structural woodland planting and landscaping, informal public open space, community orchard, children's play area, attenuation basin, vehicular access point from Hartley Road and associated ancillary development.

Members made no further comments, however it was noted that the revised application does include a small section of land owned by the War Memorial Charity. The Parish Council as sole trustees of the charity, had not yet received a certificate B from the applicant, as is required by planning law.

TREES:

17/03600/TPO

Hendley Drive, Cranbrook, Kent

Trees: Ash (A1) – Reduce crown by 3m; Oak (A1) – Remove deadwood and lift crown to 6m;
Oak (A1) – Shorten dead branches, reduce crown and potential managed reduction over time;
Hawthorn (G1) – Reduce by 3m; Hawthorn (G1) – Remove deadwood.

Members raised no objection to the application and referred the decision to the Tree Officer.

TREE PRESERVATION ORDER:

0015/2017/TPO

The Pest House, Frythe Walk, Cranbrook, Kent, TN17 3BD

The Parish Council recommended their support for the Tree Preservation Order.

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

CONSULTATIONS:

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

The document was delegated to Cllr. Smith to read and draft a response for consideration at the next meeting.

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

Cllr. Bunyan referred to section 4.3.1 where the report suggests that the group should speak to at least two other local councils in order to get a balanced view. She proposed that Cranbrook and Sissinghurst Parish Council should put themselves forward for this, which was seconded by Cllr. Warne and agreed.

TRAINING:

Cllr. Warne would 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 that at the request of Peter Mellor she would be accompanying him to a meeting with Mark Sheardown of Invicta Self Build.