

**MINUTES OF A MEETING OF THE PARISH COUNCIL HELD IN
ST. DUNSTAN'S CHURCH, CRANBROOK
ON THURSDAY 12TH MAY 2016**

Councillor Veitch welcomed everyone to the meeting.

PRESENT: Cllrs Bunyan, Clifford, Cook, Fairweather, Fermor, Goodchild, Hartley (part), Holmes, Kemp (part), Smith, Veitch & Warne (part)

APOLOGIES: Cllrs. Hall, Rook & Swann.

The Chairman read out the following statement.

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.

Cllr. Warne declared a prejudicial interest in the Brick Kiln Planning Application.

The Chairman handed over to the Clerk for the Election of Chairman.

01: Election of Chairman:

Cllr. B. Veitch – Proposed by Cllr. Bunyan, seconded by Cllr. Clifford and agreed. As there were no further nominations Cllr. Veitch was elected Chairman, signed the Declaration of Acceptance Book and took the Chair.

02: Election of Vice Chairman:

Cllr. F. Rook – Proposed by Cllr. Veitch, seconded by Cllr. Cook and agreed.

03: Election of Chairman of Policy & Resources:

Cllr. P. Goodchild – Proposed by Cllr. Veitch seconded by Cllr. Cook and agreed.

04: Election of Committees and Delegates:

PLANNING AND PRESERVATION COMMITTEE:

Committee: Cllrs. Bunyan, Cook, Fermor, Rook and Smith.

Chairman: **Cllr. Bunyan** – Proposed by Cllr. Cook, seconded by Cllr. Fermor and agreed.

BURIALS AND PROPERTIES COMMITTEE:

Committee: Cllrs. Bunyan, Clifford, Cook, Fairweather and Goodchild.

Chairman: **Cllr. Clifford** – Proposed by Cllr. Bunyan, seconded by Cllr. Goodchild and agreed.

ECONOMIC & COMMUNITY:

Committee: Cllrs. Clifford, Fairweather, Hartley, Holmes and Warne.

Chairman: **Cllr. Holmes** – Proposed by Cllr. Clifford, seconded by Cllr. Fairweather and agreed.

ENVIRONMENTAL MANAGEMENT:

Committee: Cllrs. Fermor, Holmes, Rook, Smith and Swann.

Chairman **Cllr. Rook** - Proposed by Cllr. Holmes, seconded by Cllr. Cook and agreed.

The Chairmen of the above Committees form the Policy and Resources Committee together with the Chairman and Vice Chairman of the Council and as such are authorised to sign cheques.

NEIGHBOURHOOD PLAN:

Members: Cllrs. Bunyan, Cook, Fermor, Kemp, Smith & Warne.

Chairman: Cllr. Kemp – Proposed by Cllr. Cook, seconded by Cllr. Fermor and agreed.

DELEGATE TO THE KENT ASSOCIATION OF LOCAL COUNCILS:

Cllr. Veitch – Reserve Cllr. Clifford.

DELEGATES TO THE CRANBROOK CONSERVATION ADVISORY COMMITTEE:

Cllrs. Bunyan and Swann.

DELEGATE TO THE CRANBROOK TOURIST GROUP:

Cllr. Holmes.

DELEGATE TO THE MUSEUM:

Cllr. Holmes.

DELEGATE TO THE CITIZENS ADVICE BUREAU:

Cllr. Smith.

DELEGATE TO AGE CONCERN:

Cllr. Warne.

DELEGATE TO CRANBROOK BUSINESS ASSOCIATION:

Cllr. Holmes.

DELEGATE TO THE TRANSPORT ACCESSIBILITY GROUP:

Cllr. Holmes.

TREE WARDEN:

Cllr. Fermor.

The Chairman and Vice-Chairman are ex-officio members of all committees.

The Vice-Chairman of each committee will be elected at the first meeting of the said committee.

05: Parish Council meetings will continue to be held on the second Thursday of each month at 7.30 p.m. This was proposed by Cllr. Veitch, seconded by Cllr. Fermor and agreed. Meeting cards will be handed out to Members following this evenings meeting.

06: All Parish Council Bank accounts will continue to be held by HSBC Tenterden Branch together with a daily current account held by Lloyds, Cranbrook. This was proposed by Cllr. Veitch, seconded by Cllr. Cook and agreed.

MINUTES OF THE LAST MEETING:

07: The Chairman, Cllr. Veitch proposed that the Minutes of the Meeting held on the 14th April be adopted as a true record. This was seconded by Cllr. Cook and agreed. Cllr. Bunyan clarified that item 274 related to the former Windmill Inn.

CHAIRMANS REPORT:

08: The Chairman thanked Members for electing her as Chairman for a second year. With their support she looked forward to a successful year of achievements. She thanked those councillors who had agreed to be chairmen of the important various committees, and to those who were willing to join these committees and contribute to their activities.

Since our last Parish Council meeting we have had the Annual Parish meeting, at which views on the Gladman development were expressed. She regretted that the advice being given to TWBC is that any further appeals against the inspector's judgement would be both very costly and unlikely to succeed. It is also true that because Gladman went to appeal, the amount of community benefit that they must provide has been reduced.

As a Parish Council we are always looking for ways to improve. In particular, the ways in which we communicate to our parishioners is being actively reviewed by Cllr Clifford and his working party. Any suggestions from members of the public would be welcome, and should be passed to our Clerks.

At the recent meeting at the Vestry Hall on the Neighbourhood Plan a comment was made that there was more talent in the Community than on the Parish Council. Statistically this is obviously the case. She encouraged those of you with the talent and the time to serve on the Parish Council to put your names forward when there is next a vacancy. It is only as a team that the Parish Council will succeed in its efforts to support our community. Topics should be discussed and debated in the open meetings, and not conducted in private emails. The democratic decisions should be accepted by all.

On the topic of emails, she reminded Members of two things. Firstly, all emails and correspondence in which Members represent themselves as parish councillors, rather than private individuals, must be copied to the Clerk. Secondly do not to put into emails anything that you would not say in an open meeting. The recent Courier front page is a salient example of this, when the headline called for Cllr Hall's resignation. If Cllr. Hall had been in attendance this evening she would have been given the opportunity to comment.

LAND AT BRICK KILN FARM, CRANBROOK – 16/502860 – OUTLINE PLANNING PERMISSION FOR THE ERECTION OF UP TO 180 DWELLINGS:

09: Cllr. Bunyan stated that there has been a lot of criticism of the Parish Council's communication with parishioners. We do try to keep everyone informed. We have a Parish Newsletter four times a year, we keep the Courier and KM informed and we appear on the front page more often than any other town except probably Tunbridge Wells, we have an excellent website and two cheerful, helpful and extremely well informed clerks, there is 'be in the know' and parishioners are always invited to our meetings. If parishioners choose not to use any of these ways of informing themselves – what can we do?

It had been brought to her attention that it is widely thought that parish councillors are paid. Being a parish councillor is entirely voluntary – no pay, no expenses for anything done within the parish and then only mileage if you have to travel outside of the parish. We are not experts, generally speaking – but we care about our communities in Cranbrook and Sissinghurst. Someone has even suggested that brown envelopes must be changing hands – she stated that she was horrified. The only time she ever received anything was a thank you card from a planning applicant when she spoke at a Borough Council Planning Committee in favour of his application – which was refused.

With regard to the Brick Kiln site she gave a brief history of this site's allocation. She had found her reports in the Newsletter very useful here. Brick Kiln Farm was put forward as a site for development in Spring 2009. On 21st May 2009 we held an extra full council meeting to discuss the Core Strategy, the Town Centre Area Action Plan and the Strategic Housing Land Allocation Assessment documents. From memory she thought that members of the public were present. She recollected that there was a public consultation later that year or maybe in 2010 in the Vestry Hall to look at and comment on all the sites that had been put forward. She was sure that was well attended, she would have remembered if it had not been – in fact it was the catalyst that persuaded our current chairman to stand for the parish council at the election in 2011. On 19th April 2013 TWBC held a public consultation in the Vestry Hall to inform parishioners of the details of the draft Site Allocations DPD. The consultation was well attended and feedback given to the Borough Council.

The Parish Council accepted this site and the one next door for the construction of up to 250 homes to be built over the years to 2026. According to the policy AL/CR 4 the development should be phased, with the later phases probably falling outside the period to 2026. This phasing has not been shown on the application.

Just before Christmas last year there were two workshops organised by the developers of Brick Kiln and Corn Hall sites that was followed by a public consultation earlier this year. Also well attended. Feedback was given to the Charles Church, the developer – we didn't see that feedback. She knew that a lot of parishioners want this site to be left undeveloped – she was sorry to tell them that is not going to happen. This site has long been accepted as the main site for the 2-300 homes that Cranbrook is required to build. As such it becomes within the limits to build. There is no doubt that houses will be built here – the influence we can have is on design, layout, access (junction or roundabout), etc. In fact the difference between a mediocre development and hopefully a much admired one.

Cranbrook is entirely within the AONB – but that does not remove our obligation to build houses. SHELAA is for the next tranche of houses – on top of the Brick Kiln/Corn Hall sites. As before we would like input from all councillors and parishioners on potentially suitable sites for the next 2-300 houses in Cranbrook and they will still be within the AONB. If we can find smaller sites that add up to the total – so much the better.

Yesterday she had been informed of a group outside the parish council but which includes several parish councillors who are looking into setting up a community land trust to purchase land from the current owners and develop it for the benefit of the community – this may well be the way forward, but for the moment we have to look at and comment on this application.

Cllr. Bunyan stated that she had prepared a draft recommendation which has been printed out for the benefit of parishioners attending this evening taking into consideration the comments and concerns as raised. This has slightly changed from the comments made by the Committee.

It has now been made clear that we accept and acknowledge that this site will probably be built upon but it is not felt that the current application is acceptable. Firstly she would go through the recommendations for discussion with her fellow councillors then the Chairman will close the meeting and we will take questions from parishioners. She urged parishioners to please be gentle with us – do not forget that we are not experts and we are doing our best. We are consultees and it is the Borough Council that will make the final decision. We will then make our decision on what should be forwarded to TWBC. Cllr. Bunyan read out her draft proposal for discussion by Members:-

Our recommendation is now to accept the site for housing in principle as previously agreed by this Parish Council in line with Policy AL/CR4 of the Site Allocations Development Plan Document but recommend REFUSAL of the current application for the following reasons:

- That there should be a joint application between both sites Brick Kiln and Corn Hall which are identified as Policy AL/CR4 – Land adjacent to the Crane Valley in the Site Allocations DPD.
- There appears to be no Co-operation Agreement or Equalization Agreement between the two developers. We feel that is essential before any permission is granted.
- The mix of development should include smaller units (1 bed and more 2 beds) and homes for life (suitable for the elderly and disabled), self-build/custom build and key workers affordable dwellings.
- To justify the harm of the “concessionary” development in the AONB, the dwellings should be of high quality, energy efficient and built to the equivalent of Code 6 or passivhaus standard.
- A rural roundabout would be preferable with any ancillary street lighting being as low key as possible.
- With regard to the open space this should be assessed to make sure that there are no “hidden” areas.
- The design should reflect the sensitive local vernacular and setting.
- The scheme should be designed by a quality team of architects, the highest standard procurement team to reflect the highly sensitive landscape.

Cllr. Bunyan invited comments from Members.

Cllr. Kemp informed the meeting that he was a member of the group involved in the community land trust. He explained the idea of the trust where the land is owned by the community, run by the community and all profits returned to the community. Brick Kiln is not a good site with access problems but the allocation is well advanced. We need to attack a commercial onslaught with a commercial answer – the Crane Valley Land Trust.

Cllr. Smith reinforced the comments made by Cllr. Kemp stating that we do not yet have a Neighbourhood Plan, this is at least 12 months away. The site is allocated in the Draft Site Allocations DPD Document. The Parish Council are consultees, TWBC are the decision makers and he advised everyone to lobby the Borough Council, MP’s and elected Members. It is an allocated site so you can either object or engage and influence.

Cllr. Cook referred to the recent appeals in Hawkhurst and Sissinghurst where the Inspector agreed that the plans should be rejected but in both cases we were let down by the lack of the five year land supply. TWBC must meet the requirements of the five year land supply. We need to get the best development for Cranbrook until TWBC get their act together.

Cllr. Warne read out a prepared statement. She explained why she had to declare an interest and why she would not be voting. She stated that she was opposed to the current proposal and gave her reasons. She thought the application is in direct contravention to TWBC adopted plan (Policy AL/CR4), more consideration needs to be given to the submission from the professionals from CPRE, High Weald AONB, KCC Flood Risk Assessment and others, plus more effective public and key stakeholder engagement should be undertaken. She stated that her objection is available to view online on the Planning Portal. She stated that she was encouraged by people attending and actively engaging and explained the opportunities to participate in the regeneration and growth of Cranbrook & Sissinghurst. We could look at identifying other less sensitive sites and encourage land owners to put forward their sites. We could have more of an input into design and layout to meet the sustainability criteria. Socially this could be achieved through building homes which are truly affordable and through a layout which encourages greater social cohesion and opportunity for community activity e.g. allotments, sports facilities, a community centre. Economic sustainability could be achieved by a commitment to using local builders and training apprentices, and by exploring educational and tourist opportunities. Environmental sustainability could be achieved by using materials and building techniques which not only are in keeping with the historical buildings of the town, but also reflect the woodland and agricultural nature of this site.

The Chairman then closed the meeting and invited comments and questions from the parishioners.

- Passionate about Cranbrook. Object on all levels. Largest development for 50 years. The Parish Planning Committee stated that the application should not be discounted out of hand because you would lose all rights of setting conditions. She had obtained advice from Jane Lynch which she read out. The Parish Council will always be advised that an appeal has been submitted and has the opportunity to both write at that time to the Planning Inspectorate and make a request to the Borough for conditions, the chance is not lost.
- Site is within High Weald AONB. Medieval Farm system. Crane Valley biodiversity. Conservation Area and historic setting of the town. TWBC has failed us and other tracts of countryside are at risk. Cranbrook will be changed forever.

Cllr. Bunyan explained that the site was put into the SHLAA probably by the landowner, not enough other sites had come forward. The housing numbers are imposed on us. Cllr. Veitch stated that other sites which the Parish had suggested had been rejected by TWBC.

- We have an emerging Neighbourhood Development Plan. Previously TWBC had dissuaded us from undertaking a Plan. They have let us down. Set aside this planning application until our NDP is in place. If the recommendation is to approve the conditions must be non-negotiable, meaningful and measurable. Would S106 monies be ring fenced for Cranbrook?

Cllr. Bunyan stated that there was a suggestion that community facilities would be covered by a S106 but she did not think this would cover a community centre.

Cllr. Smith reminded everyone that the application is for outline only with the access being shown. Cllr. Cook explained that the Parish can only make recommendations, we do not have the power to lay down the conditions.

- Would like to believe that the Borough representative who is absent tonight would put forward our views but it might be the first time she has done that.

Cllr. Veitch stated that Borough Councillors Dawlings & Hannam are here this evening and will take the views back. Cllr. Dawlings is on the Borough Planning Committee. The meetings are open to the public and you can speak, registering in advance. There is a limit on how many speakers are allowed. She encouraged people to register their views on the Borough Planning Portal.

- Look at alternative sites, the DPD is not adopted.
- Parish Council is in a difficult position. Could we ask the Borough Planners to come and talk to us?

Cllr. Veitch confirmed that Jane Lynch did come to the Annual Parish Meeting at Sissinghurst to talk to parishioners about the Gladman Appeal.

- Moved to Cranbrook six months ago. Suggest the Parish recommendation should be more in line with what parishioners are saying this evening.
- Invite Jane Lynch to come to talk to us on both Brick Kiln and Corn Hall Farm sites. Still time as DPD not adopted
- Plans ignore traffic issues, KCC Flood Plain team have objected and the Police had not been consulted.
- The Parish should reflect the views of its parishioners.
- Concerned at the information that the Parish Council has put out. The DPD is not adopted. The report has not been ratified.

Cllr. Veitch read out the e mail received yesterday on the status of the DPD. The latest position is that the Borough has heard from the Programme Officer that the Inspector has sent his draft report to the Planning Inspectorate. They will carry out a quality check before sending the draft report to the Borough for them to carry out their fact check exercise. They will then receive the final report.

- Applicant has misled people on the flooding issue.

Cllr. Dawlings explained that as he is on the Borough Planning Committee he could not give any opinions this evening. He assured everyone that he had listened to their views. He referred to the two recent relevant appeals where the Inspector had been influenced by the Governments overwhelming desire to build more homes. He gave the growth figures of the population of the Borough which had increased by 15,000 in recent years. The five year housing land supply is found wanting and in some areas Local Plans are being overturned as soon as they have been adopted. We are fighting against the tide. He had felt confident about the Gladman site but this had been lost at appeal. Hawkhurst had been proactive and put forward sites but they had also lost at appeal and had to take the development. We have to accept that we have to take some development.

- This area is extremely special, it is in an AONB. Has the Parish Council listened to our views?

Cllr. Veitch confirmed that of course we had listened to the views of our parishioners. She then went forward to propose the recommendation as prepared by Cllr. Bunyan and to include extra points put forward by parishioners which included flooding, AONB, unsustainable development, lack of GP services, traffic, and socially, economically and environmentally unsustainable.

Cllr. Warne then left the meeting at this point and did not take part in the vote.

Cllr. Veitch then proposed that:-

Cranbrook & Sissinghurst Parish Council recommend REFUSAL of the current application on the following grounds:

- There should be a joint submission between both sites i.e. Brick Kiln and Corn Hall which are identified as Policy AL/CR4 – Land adjacent to the Crane Valley in the Site Allocations DPD. As yet the Site Allocation DPD has not been confirmed sound by the Inspector. This needs clarification.
- There appears to be no Co-operation Agreement or Equalization Agreement between the two developers. We feel this is essential before any permission is granted.
- The site is within the AONB and the benefits of the current scheme fail to outweigh the identified harm. To justify the harm, any scheme should be of high quality, energy efficient and built to the equivalent of Code 6 or passivhaus standard.
- The mix of development does not include smaller units (1 bed and more 2 beds) and homes for life (suitable for the elderly and disabled), self-build/custom build and key workers affordable dwellings.
- Traffic is already heavy on the A229 and with major housing schemes being recently given approval on appeal, this will only increase. Specialist advice should be sought on the best and safest option of access and egress. The impact of such options should be measured on the impact of its surroundings.
- An assessment of the town car parks should be carried out to establish whether there is capacity for further vehicles from this development.
- Any open spaces should be assessed to make sure that there are no “hidden” areas.
- The design does not reflect the sensitive local vernacular and setting.
- Any scheme should be designed by a quality team of architects, the highest standard procurement team to reflect the highly sensitive landscape.
- Proof should be submitted that local services are capable of sustaining such a major development. The developer has overestimated the number of full time doctors in Cranbrook.
- The risk of flooding should be fully assessed by specialist consultants. Not only in relation to this site but also on the impact on the River Crane further downstream and on the culvert in the Tanyard Car Park.
- The proposal does not meet the sustainability test as set out in the NPPF in terms of economy, social and environment.

This was seconded by Cllr. Cook and unanimously agreed.

POLICY & RESOURCES COMMITTEE REPORT:

10: Cllr. Goodchild brought forward the report of the meeting held on the 10th May and specifically mentioned that due to a Borough warning regarding fraud, the Policy & Resources Committee had recommended that Members personal e mail addresses should be removed from the Parish Website. Investigations would take place to see if the parish could set up a generic e mail address for Members. The Borough had already removed personal e mail addresses from their website. Cllr. Goodchild then proposed adoption of the report. This was seconded by Cllr. Smith and agreed.

PLANNING & PRESERVATION COMMITTEE REPORT:

11: Cllr. Bunyan referred to the Minutes of the three meetings held and invited questions. No questions were raised.

BURIAL & PROPERTIES COMMITTEE REPORT:

12: Cllr. Clifford referred to the report of the meeting held on the 19th April and he invited questions. Everything appeared in good order. Cllr. Bunyan reported that the Sissinghurst Village Sign had been removed for repair. Cllr. Clifford proposed that the report be adopted. This was seconded by Cllr. Holmes and agreed.

ECONOMIC AND COMMUNITY COMMITTEE:

13: Cllr. Holmes stated that the next Committee meeting would be in June. The next Cranbrook Community Meeting is being held on the 18th May 5.30 – 8 pm in the Cranbrook Rugby Club.

ENVIRONMENTAL MANAGEMENT COMMITTEE:

14: In the absence of Cllr. Rook, Cllr. Holmes stated that he had not been briefed on any items which needed to be reported to Members. The next meeting would be in June and would be the annual site visit.

NEIGHBOURHOOD PLAN COMMITTEE:

15: Cllr. Kemp was not happy with the two sets of notes from the last meetings and did not put them forward for adoption. He stated that the public meetings recently held in Cranbrook and Sissinghurst were successful. He explained again about the Community Land Trust and 10 people including himself had applied to the organising body. They had applied for a small amount of funding to bring in a consultant. They were not representing the Parish Council but he would report back to the Council at every stage. He saw it as sitting parallel to the Parish Council. In response to a question from Cllr. Bunyan on whether land had to be identified at the onset, he confirmed that this was the case and the Gladman site, Brick Kiln and Corn Hall had been identified. Cllr. Cook referred to the names and contact details that were taken at the public meetings and where this information had been stored. Cllr. Kemp stated that he had some sheets with contact details but Cllr. Hall had a book which she had not yet handed to the Clerks.

Cllr. Smith agreed with Cllr. Kemp in that the Land Trust does need to be entirely separate from the Parish Council. Cllr. Kemp confirmed to Cllr. Veitch that there is no compulsory purchase power to a Land Trust.

Cllr. Clifford confirmed that a press release had gone out following the recent public meetings.

CRANBROOK CONSERVATION AREA ADVISORY COMMITTEE:

16: Cllr. Bunyan reported that there had been no recent meeting.

KENT ASSOCIATION OF LOCAL COUNCILS:

17: There was nothing to report.

ACTION WITH RURAL COMMUNITIES IN KENT:

18: There was nothing to report.

CLERKS REPORT:

19: The Clerk reported that the copse area near Goddards Close had been designated as a Roadside Nature Reserve and small signs had been erected which was good news from the Wildlife Trust.

CORRESPONDENCE:

20: A letter of thanks for the Section 137 grant had been received from Cranbrook in Bloom.

ITEMS FOR INFORMATION:

21: Cllr. Veitch stated that the planning application for the Cranbrook Engineering /Wilkes Field site was submitted to TWBC on Friday and is now in the process of being validated.

22: Cllr. Veitch reported that a gentleman from a Cranbrook graphic design company was photographing the flagstones outside of the Information Centre and this was for a design for the Chelsea Flower Show.

23: Cllr. Bunyan stated that speeding in Sissinghurst was mentioned at the NDP public meeting and this had been an agenda item for many years with no real solution. The Speed Watch team are having some impact but this seems a universal problem.

24: Cllr. Fermor mentioned the prolific use of estate agents signs to advertise such things as school open days. Cllr. Dawlings stated that Kent County Councillor Holden is on the case with enforcement for these.

25: Cllr. Cook would like it recorded that we are representatives and not delegates as has been suggested this evening. Cllr. Clifford suggested that our website should be used to promote exactly what the role is of the Parish Council. Cllr. Smith stated that this evening we have shown that we can listen and change our minds. We should throw everything back to TWBC until they get their act together. We are not the decision makers. He agreed to write an article for inclusion in the next Newsletter.

26: Cllr. Kemp referred to Brick Kiln and suggested that we should find a site which causes the least possible harm. He suggested the relocation of the High Weald Academy to Brick Kiln and the redevelopment of the level site in Angley Road. We should speak to the School Trust together with the owners of the Crane Valley site. Cllr. Veitch agreed to speak to Carrie Beech from the HWA.

27: Borough Cllr. Dawlings reported that Cllr. Holden had been returned as a Borough Councillor for Cranbrook and Benenden. The new committees will shortly be formed. All the Conservatives are concerned on the five year housing land supply. Meetings had been held with Greg Clarke MP. The statutory process with the Local Plan could take up to two years plus. There is a massive vulnerability in the Borough and they are losing appeals. We need to build the right number of houses in the right places. Let's find a site, get the funding for the infrastructure and even look at something like a completely new town. It has been done elsewhere.

28: Borough Cllr. Hannam reminded everyone on the idea of moving the border of the AONB in Sissinghurst which was mentioned at the last meeting. It is hoped to build this into the Local Plan but the earliest date would be 2019. TWBC is dissatisfied with the policies of Central Government and has relayed this to Greg Clarke MP.

Cllr. Hannam reported that he had attended a site visit in Surrey relating to fracking and he was aware of how intrusive a drilling operation could be. Sissinghurst which is not within the AONB could have fracking. KCC is the authority which deals with this issue but TWBC decided to protect themselves with a specific policy. Cllr. Cook asked whether if a site is allocated and it is within the green belt, AONB that there is still a high probability it would be developed. Cllr. Hannan stated that it was a level playing field. Cllr. Dawlings agreed that even though sites may be covered by protection such as AONB etc this does not always protect them if other issues outweigh them. Cllr. Veitch stated that despite Headcorn having a NDP, Maidstone Borough Council has just ignored this and given consent.