

CRANBROOK & SISSINGHURST PARISH COUNCIL  
MINUTES OF THE PLANNING & PRESERVATION COMMITTEE  
HELD ON THE 20<sup>th</sup> MARCH 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. Beck, Cook, Fermor, & Warne.

Apologies: Cllr. Smith.

**PLANNING APPLICATIONS:**

18/00597/OUT

Hurstway Construction Co Ltd, Hartley Road, Cranbrook, Kent, TN17 3QX

Outline (Access not reserved) – Removal of existing commercial buildings, associated yard and hardstanding; removal of tennis court within garden area of ‘Flagstones’ and replacement with a residential development comprising up to 7 dwellings.

The Parish Council recommended APPROVAL in principle to this site being developed for housing; in line with emerging NDP policy. However, Members would like to see the proposed 5 bed dwelling amended to a terrace of 3, 2 bed properties with associated parking. They also suggested that discussions with neighbours remain ongoing to alleviate any concerns over loss of current access privileges.

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

18/00678/FULL

Foxgloves, Camden Hill, Sissinghurst, Cranbrook, Kent, TN17 2AR

Erection of a replacement dwelling (part retrospective).

The Parish Council recommended APPROVAL.

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

18/00262/HYBRID

OS Plots 9492 And 029, Common Road, Sissinghurst, Cranbrook, Kent

Hybrid Application (Part Outline/Part Detailed) Comprising Erection of 9 self/custom build dwellings (All Matters Reserved) with associated supporting road infrastructure, access, open space and landscaping (Detailed).

The Parish Council recommended REFUSAL on the following points:

- Within the NDP final report on site assessments, the site is classified as not appropriate for allocation because the site is zoned as a Grassland of Importance in the Kent County Council list of Priority Habitats. Though not protected statutorily, this is considered a significant constraint to developing the site. It is recommended, in line with NPPF paragraphs 109, 110, 117 and 118, that rather than being developed for housing, the landowner instead implements appropriate ecological or environmental enhancements, potentially as part of a planning agreement on another site. However, if factors such as housing demand weigh in favour of development, there could be, in line with national policy, potential as a last resort for offsetting, i.e. for the site to be developed and the habitat lost to be recreated on an alternative site.
- Moderately located for access to community services and facilities.
- Settings of three listed buildings close to the site.
- The site does not join the settlement boundary of Sissinghurst.

Members did agree that they welcomed the prospect of self-build in principle and commended the developer's commitment to engage with the community and the quality of design proposed.

If the Planning Authority is minded to approve, Members felt that ‘farmstead clustering’ would be preferable to the current proposed layout which they felt was road dominated.

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

18/00742/FULL

Land Rear Of, Oakside Cottage & Rosemary Cottage, Hawkhurst Road, Cranbrook, Kent, TN17 3QA  
Variation of Condition 2 (Approved Plans) of Planning Consent 16/503356/FULL (Erection of detached bungalow with associated parking spaces) – Fenestration changes including 1no. rooflight added to vaulted ceiling above kitchen, French doors in place of bi-folding doors and new sizes to bathroom and dining room windows.

The Parish Council recommended APPROVAL.

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

18/00648/FULL

Wilsley Oast, Angley Road, Cranbrook, TN17 2LE  
Window and door replacement at front, rear and side elevations.

The Parish Council recommended APPROVAL.

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

**TREES:**

18/00739/TPO

16 Hendley Drive, Cranbrook, Kent, TN17 3DY

Trees: 2No. OAK (T1 & T2) – Fell

The Parish Council raised no objections but referred the decision to the Tree Officer at TWBC. Members did request that if the tree is felled, it should be removed from site to avoid it being allowed to enter the nearby water course.

**BRICK KILN REPRESENTATION:**

We have been advised that the application will be on the agenda for the next meeting of TWBC's Planning Committee. Neighbours have objected strongly to the application. Due to the sensitivity of the site they are requesting only a detailed application be considered. Significant concerns that they have raised have not been addressed by the developer. This Committee has nominated Cllr. Veitch as the Parish Council representative to speak against the application. The developer has refused a collaborative approach with surrounding land owners which makes the development unsustainable.

**PARISH CAKE MAGAZINE:**

Cllr. Clifford has assured the Committee that the Eco Design Guide will be included in the next edition.

**CORRESPONDENCE:**

No correspondence had been received.

**TRAINING:**

Cllr. Fermor offered to present an application at the next meeting.

**DECISIONS:**

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

**ITEMS FOR INFORMATION:**

Cllr. Warne advised that in her role as Chairman of the NDP Steering Group she had attended recent meetings with Berkley Homes in regard to their newly acquired site at Turnden and Alister Hume in regard to Site No. 396 in the TWBC call for sites.