

CRANBROOK & SISSINGHURST PARISH COUNCIL
MINUTES OF THE PLANNING & PRESERVATION COMMITTEE
HELD ON THE 3rd APRIL 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. Cook, Fermor, & Smith.

Apologies: Cllr. Warne.

PLANNING APPLICATIONS:

18/00729/FULL & 18/00730/LBC

Lantine Cottage, The Street, Sissinghurst, TN17 2JG

Two storey rear and rear/side extension.

The Parish Council recommended APPROVAL, subject to the views of neighbours and the Conservation Architect and on condition that access rights to neighbouring properties are not affected. A copy of the Eco Design Guide would be sent to the applicant's agent.

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

18/00117/FULL

1 Hope Cottages, Wilsley Pound, Sissinghurst, Cranbrook, Kent, TN17 2HR

Removal of existing extension at ground floor consisting of garage and family room; Replace with two-storey side extension with new entrance and parking area.

The Parish Council recommended APPROVAL, subject to the views of the Conservation Architect, and on condition that adequate parking was identified. Members did note the lack of detail provided of the proposed new entrance and parking area. A copy of the Eco Design Guide would be sent to the applicant's agent.

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

18/00840/LBC

Three Chimneys, Hareplain Road, Biddenden, Ashford, Kent, TN27 8LW

Listed Building Consent – Replacement of a window with an external door.

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

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

INVICTA SELF BULD:

Representatives from Invicta were in attendance and at the invitation of the Chairman, addressed the concerns raised by the Committee, which had resulted in a recommendation for refusal. In response to the concern that the site has been designated as a 'Grassland of Importance', Mr. Sheardown advised that under Section 41 of the Natural Environment & Rural Communities Act 2006 a list has been drawn up in partnership with Natural England, of habitats and species to be afforded protection. In due regard to this, Invicta had carried out comprehensive botanical surveys of the site which had been included in the application. He also pointed out that the TWBC Bio Diversity Officer had not raised any concerns, when pre application advice had been sought. He also drew attention to the forthcoming amendments to the N.P.P.F; in particular, paragraph 123 which would allow for a higher density of housing on the site. Invicta had consulted with the residents of Sissinghurst and had responded to all their concerns prior to submitting the application.

The Chairman advised that since our comments had been submitted, she had become aware of support for the scheme from local residents. Legal advice had been sought and it was established that although the Committee has delegated authority to respond to applications, the Council as the delegating body can consider the matter itself or if necessary, can ask the Committee to reconsider its decision. With this in mind, the Committee agreed that Cllr. Bunyan would propose a motion at the next Full Council meeting stating that in the light of strong support from local residents including the school and in view of the evidence highlighted by the applicant today that the decision be revisited.

TREES:

0003/2018/TPO

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

Members noted the details of Tree Preservation Order.

CONSULTATIONS:

TWBC Consultation on the Draft Madeira Park and Warwick Park Conservation Area Appraisal and management Plan Supplementary Planning Document.

Cllr. Bunyan advised the Committee that she had read the consultation and did not feel a response from the Parish Council was necessary, however as it included a Conservation Area Appraisal, she would pass the documents onto C.C.A.A.C. to see if they wished to compile a response to the consultation.

CORRESPONDENCE:

No correspondence had been received.

TRAINING:

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

DECISIONS:

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

ITEMS FOR INFORMATION:

No items were raised.