

CRANBROOK & SISSINGHURST PARISH COUNCIL  
MINUTES OF THE PLANNING & PRESERVATION COMMITTEE  
HELD ON THE 3<sup>rd</sup> JULY 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 & Warne.

Apologies: Cllr. Smith.

**PLANNING APPLICATIONS:**

18/01705/FULL

Cornhall House, High Street, Cranbrook, Kent, TN17 3DT

Erection of a single storey side extension, infill of existing porch, addition of new rooflight and internal alterations.

The Parish Council recommended APPROVAL, subject to the views of the Conservation Architect. Proposed by Cllr. Warne, seconded by Cllr. Fermor and agreed.

18/01848/FULL

Hop Pocket, Hazelden Farm, Marden Road, Cranbrook, Kent, TN17 2LP

Extension of garage and conversion to an office and instrument workshop, ancillary to the main house (Retrospective)

The Parish Council recommended APPROVAL.

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

18/01827/FULL

Land At, Common Road, Sissinghurst, Cranbrook, Kent

The construction of two no. 3 – bedroom detached houses, one no. 4-bedroom detached house, two no. 4-bedroom semi-detached houses and three no. 3 – bedroom terraced affordable houses with associated parking and landscaping.

The Parish Council recommended REFUSAL for the following reasons:

- In order to prevent the unrestricted sprawl of towns, villages and hamlets into the surrounding countryside, to maintain a separate identity and character of settlements and prevent their coalescence with the erosion of largely undeveloped gaps (Local Plan 2006). To prevent the merging of Sissinghurst and the hamlet of Cranbrook Common – this element of Common Road is the ‘undeveloped gap’ between Sissinghurst and Cranbrook Common.
- Outside the defined limits to build area.
- Not in line with emerging NDP policies which has already identified sufficient sites to satisfy the requirement for housing in Cranbrook and Sissinghurst.
- Active badger setts on the site with 10 entry points and a smaller sett to the east.
- No existing access into the site, the proposed new access onto Common Road is both unsuitable and dangerous.
- The allocation of dwellings for villages (360) within the Core Strategy 2012 for the period to 2026 has already been fulfilled.
- The transport survey within the application is incorrect particularly in regard to available train services. There is no safe walking route to the village and local primary school, the location is unsustainable. The suggestion that only 6 car trips would be generated in the morning peak time and 5 in the evening is highly unlikely. The applicant admits that journeys would almost exclusively be by car because of the unsafe roads for walking.
- The Sissinghurst C of E Primary School is oversubscribed.

- The local History Society has evidence of the existence of a roman road.
- The application does not support the draft housing needs assessment in that there are no proposals for one or two bedroom homes.
- The ecologically the site is not suitable for development, it is habitat of significant interest in terms of nature conservation with evidence of badgers, hedgehogs, dormice, foraging bats, rabbits, birds, reptiles, common lizard, grass snake, Great Crested Newts and butterflies either on the site or within a short distance. The Ecological Assessment was not carried out to assess the presence of most of the above.
- The design and layout is unimaginative and poorly orientated.

If the Planning Authority is minded to approve, the design could be improved to be more sympathetic to the local idiom and of better orientation and take into consideration the Cranbrook and Sissinghurst Parish Council Eco Design Guide. There should also be a definition of what is considered ‘affordable housing’ within this application. A pavement should be provided from the junction of Common Road/A229 to the Primary School. A travel plan to show the route to be taken by all site traffic during the build period which should not go through the village but at all times arrive and leave via the A229/Common Road junction.

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

18/01851/FULL

Hazelden Farm, Marden Road, Cranbrook, Kent TN17 2LP  
Erection of a fence (Retrospective)

The Parish Council made a NEUTRAL recommendation as they felt they had insufficient information to make an informed decision on the impact this proposal would have on neighbouring properties.

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

18/01814/LBC

Dulwich Preparatory School, Course Horn Lane, Cranbrook, Kent TN17 3NP  
Listed Building Consent – Internal alterations to first and second floor to alter two showers and add an additional shower at second floor.

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

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

#### **TREES:**

0015/2017/TPO

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

The decision not to confirm the Tree Preservation Order was noted by Members.

#### **BRICK KILN REPRESENTATION:**

There had been no meetings to report.

#### **PARISH CAKE MAGAZINE:**

It was agreed that Cllr. Bunyan would write a short piece of approximately 300 words on the process of submitting neighbour comments to TWBC in response to planning applications. The ‘how to’ guide could also be publicised on the Parish Council website.

#### **CORRESPONDENCE:**

The Clerk advised that she had received an invitation from Dandara to attend a key stakeholder preview event on the new housing proposed on land at Mill Lane Sissinghurst. Cllrs. Bunyan and Warne were both attending and felt that any councillors wishing to attend would be welcomed.

#### **TRAINING:**

Cllr. Cook agreed to present an application at the next meeting.

#### **DECISIONS:**

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

**ITEMS FOR INFORMATION:**

Invicta Self Build had withdrawn their present application for the site in Common Road as they were still in discussion with KCC Highways on the proposed access for the site, and their request for an extension to the determination date was denied by TWBC. They hope to be in a position to submit a new application with the same density in the coming weeks.