

MINUTES OF A MEETING OF THE CRANBROOK & SISSINGHURST  
NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP HELD ON 25<sup>th</sup> JUNE  
2018.

PRESENT: Cllr. Warne (N.W - in the Chair), Cllr Harlley (M.H), Lee Hatcher (L.H), Matt Warne (M.W), Jeremy Boxall (J.B), Nem Goodman (N.G), Liz Daley (L.D), Tally Wade (T.W).

ATTENDEES - Marion Cranmer (M.C)

APOLOGIES: Cllrs. Cook, Smith & Veitch, Annie Hatcher (A.HA), Annie Hopper (A.H) & June Bell (J.BE)

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.

The Deputy Clerk read the advice provided by Locality in respect of members of a CLT declaring an interest. Members noted the advice and N.W has a copy of this response as reference. J.B expressed that whilst the NDP are advised to be open and transparent, it was felt TWBC are not taking the same approach.

Matt Warne declared an interest on behalf of the CVLT under the TWBC Liaison agenda item with regards to sites 92, 325 & 122.

**09/18. Co-option of Councillor onto the committee:**

N.W proposed Cllr. Hartley be co-opted on to the NDP Steering Group, this was seconded by L.D and agreed.

**10/18. TWBC Liaison:**

N.W reported she was not in receipt of the minutes from the two day workshop and memorandum of understanding (MoU) from TWBC. Stephen Baughen (S.B), Building Control and Planning Policy Manager, TWBC had approach N.W with questions to put to the Steering Group. At the recent workshop there was a discussion on the Turnden site which needed further clarification on the phases that has been put forward. A discussion took place around phase 2 and the housing figure that had been suggested. L.D felt it went against the emerging NDP and their focus on green spaces between future developments. J.B suggested that phase 2 cannot be supported until the NDP goes to referendum. N.W expressed concerns should phase 2 not get agreed by the NDP this could lead to them being developed elsewhere on potentially unsuitable sites. L.H felt there would be a lack of community support should the steering group agree phase 2. It was agreed that the steering group need to be in receipt of the minutes from the workshop before they make a decision on phase 2.

TWBC sought confirmation on which document will be the allocating document, TWBC Local Plan or the NDP. One of the options discussed was that the TWBC Local Plan be the allocating document and the NDP can have a more specific & detailed plan in the policies of what goes on that site. T.W felt the Parish Council should agree the NDP be the allocating document as the NDP may not agree on all sites that are allocated by the TWBC Local Plan.

N.W advised the group that the Parish Council has voiced concerns that they lack the resources and expertise on how the allocation process works and the commitment it will require. Richard Eastham (R.E) felt the NDP would be in a position to allocate sites. N.W will discuss further with R.E on how the allocations process works to then approach the Parish Council to consider this option.

Cllr. Hartley felt the process and the details provided so far on allocations had been interesting. One of the key outcomes for TWBC in allocations is deliverability.

N.W concluded the discussion in that S.B is pleased that the Parish Council and NDP Steering Group are delighted to continue working collaboratively with TWBC and N.W will approach S.B in providing an indication of when they could be in receipt of the workshop minutes and MoU.

#### **11/18. Housing Needs Survey:**

N.W reported it is hoped she will be in receipt of the report from Lachlan Anderson Frank from AECOM soon.

#### **12/18. Tunbridge Wells Borough Council Local Green Space Proposals:**

N.W submitted to TWBC last year sites within the Parish that could be considered as green spaces. TWBC have provided a draft report and the Steering Group discussed the sites that have been considered, not considered and require further consideration. Some of the sites that have not been considered are already protected. N.W has corrected the information with regards to the allotments as this is owned by the Parish Council and has not been put forward to TWBC in the call for sites. It was agreed that N.W will send round the draft report to the Steering Group, they can then send their comments to N.W to report back to TWBC before the deadline.

#### **13/18. June Exhibition:**

N.W expressed her thanks for the members who had volunteered their help for the upcoming exhibition. N.W will revisit the rota and will advise the steering group on what time slots needing covering. L.D advised J.BE had the feedback postcards and these have been coloured coded for the exhibition. R.E has also produced a booklet with a summary of the policies to give an insight on the work done so far.

N.W thanked M.H for producing the visual display maps for the exhibition. N.W is in receipt of the displays that have been designed by Cranbrook Primary School & R.E is sending over the posters to N.W to review and give feedback before the exhibition.

#### **14/18. Policy Development:**

N.W reported that the policies will need to be re-visited before the autumn and she will look at the possibility of workshops and will notify the group of possible dates. R.E has advised to further develop the policies.

M.H thinks it preferable to focus on the housing policy whilst the current discussions are taking place with TWBC. M.H felt the steering group do not want to focus their time on other policies like heritage & landscape as there are other policies out there already in place. N.W will seek further advice from R.E in respect of the best approach moving forward.

J.B felt the policies need to support & benefit the community in the long run. Policies are needed to develop the NDP.

#### **15/18. Parish Cake:**

N.W reported an article was published in the summer edition of Parish Cake. N.W will consider an update article for the autumn edition. T.W advised the deadline for copy is the end of July.

#### **16/18. Stakeholder Engagement:**

N.W reported that there had been a recent meeting with Dandara to discuss the site on Mill Lane, Sissinghurst. Dandara have already purchased this site. A discussion was had over the number of housing allocated for this site, as 46 dwellings have been proposed. There is a planned public

consultation on Tuesday 17<sup>th</sup> July in Sissinghurst to engage with the residents to exhibit their proposals to gain public opinion.

T.W felt there could be other options to put forward for this site, should the NDP respond to TWBC with these. How does the process work? Are other housing proposals displayed at the consultations for the public to comment on? N.W advised members of the steering group that they can attend the Parish Council planning committee to raise concerns and suggest other options.

Peter Mellor has raised concerns over the excess traffic this site will create and could be problematic. J.B felt TWBC & Parish Council should meet with KCC Highways to highlight the traffic issue. L.D highlighted her concern over the proposed numbers. N.W felt the NDP should be master planning future development sites.

N.W advised the group of future meetings with various developers and individuals including – Eliot Newlyn of Rydon Homes to discuss a site on Angley Road, David Wheeler, Collins Farm and to seek a meeting with Richard Pickles to discuss Colliers Green.

Next meeting: Monday 23<sup>rd</sup> July at 7pm.