

CRANBROOK & SISSINGHURST PARISH COUNCIL
MINUTES OF THE PLANNING & PRESERVATION COMMITTEE
HELD ON THE 18th SEPTEMBER 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. Clifford (in part) Beck (in part) Fermor, Kemp (in part) and Warne.

Apologies: Cllrs. Cook and Smith.

Tim Duncan of Lambert & Foster along with David Masters of Fernham Homes attended the meeting and spoke of proposed plans for the Bringloe site in Sissinghurst. The previous application for the site had been withdrawn following concerns on the access which had been raised by KCC. Initial discussions had taken place with the St. George's Institute Committee regarding a replacement village hall. They were speaking to us to ensure we would be supportive of a plan that would require a transfer of a small piece of the Jubilee Field for which the Parish Council are the sole trustees, for the purpose of providing a new village hall. The plans tabled were merely capacity drawings to highlight the indication of a replacement village hall, car parking and a larger number of smaller 2 bed dwellings. They expected a market value of approximately £300,000 for the 2 bedroom dwellings. KCC had indicated the amendments to the access were in principle a better solution. In response to a question on timings, it was confirmed that the process of achieving planning permission would take approximately 12-18 months.

PLANNING APPLICATIONS:

18/02571/FULL

Turnden, Hartley Road, Cranbrook TN17 3QX

The erection of 36 residential dwellings and associated infrastructure, access road improvements, hard and soft landscaping, open space, drainage and ecology works, following the demolition of the existing commercial and equestrian buildings; restoration of Turnden farmhouse including the erection of a single storey rear extension, internal and external alterations with hard and soft landscape works, following the demolition of 2 independent apartments.

Robert Franks, Megan Hodges and Jake McDonnell of Berkeley Homes attended the meeting to answer any questions raised in the application.

The application was fully considered. The Parish Council recommended REFUSAL on the following points:

- There is a lack of employment space in the application to replace what had been lost. The AECOM report suggested that the site could be considered for mixed use.
- The application is in the A.O.N.B and is outside the Limits to Build
- The application is only borderline sustainable according to the viability statement.
- The viability and costing assumptions are questionable.

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

The Chairman felt that the standard of build should be far in excess of current building regulations. A fabric first approach should be taken in line with our Eco Design Guide, another copy of which would be sent to the developer for their consideration. A committee member felt that as Berkeley Homes were considering a stage 2 – a masterplan should be developed for both sites. Most of the Committee liked the designs and variations in the proposed dwellings and were pleased with the proposed ecological mitigation proposed.

18/02564/LBC

Turnden, Hartley Road, Cranbrook TN17 3QX

Listed Building Consent: Demolition of eastern range (including 2 No. independent apartments); erection of a single storey rear extension; internal and external alterations; hard and soft landscaping works.

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

18/02603/FULL

Hockridge, Friezley Lane, Cranbrook TN17 2LL

Single storey rear extension.

The Parish Council recommended APPROVAL.

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

18/02648/FULL

Santolina, The Common, Sissinghurst TN17 2AD

Erection of two storey detached dwelling on land adjacent Santolina, associated external works including new access and shared drive and the demolition of existing garage/store.

The Parish Council recommended APPROVAL.

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

It was also agreed to send an Eco Design Guide to the applicant's agent and to discuss with Borough Councillors a request to call in the application if the officers are minded to refuse the application.

18/02615/FULL

Land adjoining, 32 Joyce Close, Cranbrook, Kent, TN17 3LZ

Erection of 1no. dwelling with off-street parking, landscaping and associated works.

The Parish Council recommended REFUSAL for the following reasons:

- There was no flood risk assessment included, which is of significant concern as the pond which forms part of the site appears to be spring fed.
- The new dwelling is on higher ground and would overlook neighbouring properties and cause a loss of light.
- On ecological grounds, the loss of habitat for badgers, foxes, bats, newts, moorhens and birds. The loss of a hedge originally planted by the Kent High Weald Project.
- The application is not in keeping with the character of the area.

Proposed by Cllr. Fermor, seconded by Cllr. Bunyan and agreed. Although the Chairman had been unable to find the full details of the original application, the Committee felt that this part of the site and the pond, had probably not been developed previously because of its value to the area for nature conservation, ecological and flood mitigation reasons.

18/02622/FULL

Breremede, Angley Road, Cranbrook, Kent, TN17 2PL

Construction of two 3 bedroom semi-detached dwellings with parking and shared driveway. Stationing of 2 no. caravans for temporary accommodation on site to facilitate works.

The Parish Council recommended REFUSAL on the following points:

- The height and size of the proposed dwellings and their proximity to the rear boundary.
- Concerns on surface water drainage and the loss of the drainage ditch, a possible issue for the bungalows to the rear of the site.
- Insufficient parking space allocated.

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

APPEALS:

18/00114/FULL

E C Wilkes & Son Stone Street Cranbrook

Listed Building Consent – Conversion of existing barn into a 1-bed residential unit; Retention of timber structure with new walls and support timbers internally and creation of garden.

18/00118/LBC

E C Wilkes & Son Stone Street Cranbrook

Listed Building Consent – Conversion of existing barn into a 1-bed residential unit; Retention of timber structure with new walls and support timbers internally and creation of garden.

Members noted the appeals on both the above applications.

CORRESPONDENCE:

There was no correspondence to report.

TRAINING:

Cllr. Beck would present an application at the next meeting.

DECISIONS:

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

ITEMS FOR INFORMATION:

There were no items raised.

Signed.....

Date: 2nd October 2018