

CRANBROOK & SISSINGHURST PARISH COUNCIL
MINUTES OF THE PLANNING & PRESERVATION COMMITTEE
HELD ON THE 19th MARCH 2019

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, Smith, Veitch and Warne.

Apologies: Cllrs. Beck and Fermor.

PLANNING APPLICATIONS:

19/00308/FULL

OS Plots 7755 and 7946, Sissinghurst Road, Sissinghurst, Kent

Erection of 44 new dwellings, alongside car parking, cycle parking, drainage, internal road network and the creation of a principle access off Sissinghurst Road (A262), plus public open space, a play area and associated landscaping.

The Parish Council recommended REFUSAL for the following reasons:

- The site is situated outside the village curtilage and the 'Limits to Build' designated area.
- It is a 'greenfield site'
- Coalescence between Sissinghurst village and Wilsley Pound would be affected.
- Although this site has been submitted in the recent call for sites, it is not allocated in the current Local Plan.
- Access from the highway is unacceptable and the associated column lighting that will be required will create urbanisation on the approach to Sissinghurst village.
- There would be a negative impact on designated Grade II historic parks and gardens of Sissinghurst Court and Camden Lodge.
- A significant number of neighbour objections have been submitted.
- Mill Lane is a designated 'rural lane' and incapable of taking the increased volume of traffic that will be generated from the development.

Members also felt the application was premature in light of the emerging NDP and Local Plan. The site has recently been assessed by the NDP working group, undertaking the site assessments as unsuitable for development. They had drawn attention to the pedestrian access from Mill Lane on to the south east corner of the site which is on a blind corner so you have to cross the road in order to access the poorly maintained footpath. Although the site is not in the AONB it does overlook it and there are a number of environmental constraints that need to be considered. Historic flooding and issues with waterlogging in the area has been previously noted by Crampton residents. There are also a number of TPO's on the site. In their opinion there are other more suitable sites that could be developed.

If the Planning Authority is minded to approve the application the Parish Council should be given the opportunity to discuss developer contributions. Improvements to traffic management specifically in Mill Lane should be discussed and the developers should be encouraged to work more closely with the NDP and the Parish Council to discuss alternative designs and layout that would be more reflective of the village architecture and character.

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

19/00188/FULL

Paley Farm, Paley Lane, Cranbrook, Kent. TN17 2LX

Creation of sand school for domestic use.

The Parish Council recommended APPROVAL, subject to the condition that it remains for private use only and no additional lighting is permitted.

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

19/00209/FULL

Stream Oast, Golford Road, Cranbrook, Kent, TN17 3NT

Proposed demolition of existing conservatory, new single storey side extension, new second floor (in existing oasts) and rooflights to existing house; new single storey side extension & new pitched roof to existing garage.

The Parish Council recommended APPROVAL, subject to the views of the Conservation Architect, particularly in respect of the roof lights and Juliette balcony.

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

19/00521/LBC

Oak Cottage, Wilsley Green, Cranbrook, Kent TN17 2LG

Listed Building Consent – Repairs to kitchen and bathroom.

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

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

19/00523/LBC

Oak Cottage, Wilsley Green, Cranbrook, Kent TN17 2LG

Listed Building Consent – Interior timber treatment (work commenced).

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

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

19/00549/FULL

Pennyfields, Angley Road, Cranbrook, Kent TN17 2PL

Erection of single storey rear extension, plus erection of ground floor extension including glass canopy and first floor extension to annexe; new window to front elevation.

The Parish Council recommended APPROVAL.

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

DECISIONS:

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

ITEMS FOR INFORMATION:

No items were raised.

