MINUTES OF A MEETING OF THE CRANBROOK & SISSINGHURST NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP HELD ON 25th MARCH 2019

PRESENT: Cllr. Warne (in the Chair), Cllrs. Fletcher, Cook and Veitch. Matthew Warne, Lee Hatcher, Annie Hopper, June Bell, Marcus Boret, Rebecca Cassidy, Gary Pethurst and Liz Daley (in part).

APOLOGIES: Cllr. Cook, Kemp, Smith and Nem Goodman, Jeremy Boxall

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.

Cllr. Warne declared an interest under the site assessments regarding site 122 which had been put forward by a relative.

Cllr. Warne, Annie Hopper, Lee Hatcher Rebecca Cassidy and June Bell all declared a personal interest as members of the CVLT (Crane Valley Land Trust), Matthew Warne also declared an interest as a board member of the CVLT. Annie Hopper and Liz Daley declared an interest as Members of the Brick Kiln Advisory Group.

Welcome – Cllr. Warne welcomed Laura Rowland to the meeting.

1. TWBC/KCC Liaison:
Cllr. Warne reported that she would be attending a meeting with Stephen Baughen, Head of Planning Services for Tunbridge Wells Borough Council on Thursday together with Borough Councillor Tom Dawling, Cllr. Smith and David Carlilse from AECOM. Cllr. Warne read out extracts from a memo received from Stephen Baughen in which he had given an approximate figure for dwellings in Cranbrook and Sissinghurst. This figure did not include previous allocations for instance the former Cranbrook Engineering/Wilkes Field site.

A copy of TWBC Draft Local Plan policies for Cranbrook & Sissinghurst had also been received and details were given to the steering group for information. It was noted that not all sites were in line with those which the recent NDP site assessments work had identified as suitable to progress to the next state.

It was noted that at a recent meeting of the Parish Planning Committee Planning Application TW/19/00205/OUT: Land at Common Road, Sissinghurst for 9 dwellings had been approved. However following the Site Assessment Group meeting the NDP forwarded reasons for refusal. Cllr. Veitch pointed out that she had asked Borough Councillor Sean Holden to call this in to Tunbridge Wells Borough Council Planning Committee.

Discussion then took place on Planning Application 19/00308/FULL OS Plots 7755 and 7946, Sissinghurst Road, Sissinghurst, for erection of 44 new dwellings which was recommended refusal by both the Parish Council and NDP Steering Group. Cllr. Cook raised the question if this was approved, would this then be taken off the Sissinghurst total. Cllr. Warne agreed to seek clarification from Stephen Baughen.

Cllr. Warne agreed to pass on any Parish Council Planning Agenda which included any sites which have been submitted in the TWBC Call for Sites to the Site Assessment Group so that they could forward their views to this Committee.

Cllr. Warne brought members attention to a planning application appeal reference TW/17/03481/FULL which had been received regarding land adjacent to Hartley Gate Farmhouse Hartley Road Cranbrook. The Site Assessment Group would look at this application and forward any comments to the Parish Planning Committee.

2. HOUSING NEEDS ASSESSMENT:
The Cranbrook & Sissinghurst Housing Needs Assessment had now been received from AECOM. The Clerk agreed to arrange for this to be put on the NDP Website.

3. SITE ASSESSMENT & ALLOCATIONS:
Annie Hopper and June Bell gave a full report on the work undertaken by the Site Assessment Group. All site assessments have been carried out and moderated. The data has been analysed and all sites ranked on the basis of a weighted score. Arbitrarily all brownfield and mixed sites have been put forward as this support the NDP plan objective. This score has been used to determine the sites to be put forward for SEA (Strategic Environment Assessment). There are now 26 sites on the AECOM SEA list, details of which were circulated to all present. Gary Pethurst circulated a spreadsheet giving details of the list and answered several questions pertaining to this.

The funding application to Ministry of Housing, Communities & Local Government to use AECOM to complete the SEA had been submitted and it was hoped to hear back this week.

Cllr. Warne explained that our consultant Richard Eastham had advised that it was better to have a longer list of sites, as AECOM will need to consider reasonable alternatives. On this note it was agreed to put forward the 2 sites which TWBC had put forward but had not scored sufficiently to be included in the NDP sites. This gives a total of 28 to go forward. Gary Pethurst commented that sites put forward were only a draft and others could be added or removed as necessary as SEA's had not yet been undertaken.

Cllr. Fletcher asked if a document could be produced which was easy to understand giving details of the scoring method and weighting system, this could then be given to the newly elected council members in May. Gary Pethurst commented that NDP needed to ensure transparency on how sites have been allocated which was agreed by all.

Cllr. Warne thanked everyone who had helped with the site assessments which was endorsed by all present.

Members of the NDP Site Assessment Group requested that the Land Registry be contacted to find out land ownership of several sites, this would cost less than £5 per site. After discussion it was agreed to give the Clerk a list of sites so that a multiple application can be put forward this was proposed by Cllr. Warne and seconded by Cllr. Veitch and agreed.

4. POLICY DEVELOPMENT:
The Chairman explained that further policies will need to be written to go alongside the proposed site allocations in the draft NDP document (Reg.14).

Cllr. Warne informed members that she had recently attended a planning training course at which Ms Bronwyn Buntine, Sustainable Drainage Team Leader KCC had offered to attend NDP meetings to give a talk. It was agreed to take up this offer and invite her to a future meeting.

5. REVISED PROJECT TIMETABLE:
It was agreed to hold the Public Exhibition from 27-29 June 2019 and the Vestry Hall had already been booked and Richard Eastham would also available to attend on these dates. However, Cllr. Warne explained that the Sissinghurst hall had not been booked yet.

Discussion took place as to when to launch the Draft Plan in relation to the exhibition. It was agreed that a date of 2 weeks prior to the exhibition would enable people to study the document in advance. A further 4 week consultation period could follow, or if need be the consultations period can be extended.

6. PUBLIC ENGAGEMENT:
No events had taken place.

7. STAKEHOLDER ENGAGEMENT:
- Discussion was being undertaken with Jonathan Bibby the KCC Public Rights of Way Officer to find out if existing Rights of Way from Bedgebury to Sissinghurst Castle could be converted to a Bridleway and the costings relating to this.
- Cllr. Veitch raised the point that as the NDP Steering Group is actually a Parish Council Committee they ought to see the Draft NDP prior to the public exhibition taking place. Cllr. Warne agreed to arrange a meeting.
- Cllr. Warne had met with Benenden NDP as an information sharing exercise.

8. ITEMS FOR INFORMATION:
Brick Kiln Farm Development – Liz Daley gave a very informed report of consultations which had taken place with the developer. She encouraged all present to attend the Public Consultation taking place on Friday in the Vestry Hall. Cllr. Warne thanked Liz Daley and the BKF Group for all their hard work, she felt that the consultation had made a great difference to the plans originally put forward.

Discussion took place on an un-adopted footway in the Turnden/Brick Kiln area. June Bell kindly undertook to look into this matter to see what is necessary to get this adopted to a public right of way.

9. NEXT MEETING:
It was noted that the next meeting was scheduled to take place on Monday 29th April 2019 7.00pm in the Council Chamber.