

MINUTES OF A MEETING OF THE CRANBROOK & SISSINGHURST  
NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP HELD ON  
27<sup>TH</sup> JANUARY 2020

PRESENT: Cllr. Warne (in the Chair), Cllrs. Fletcher, Hatcher, and Pethurst, Marcus Boret, Annie Hopper, Marion Cranmer, Liz Daley, and Matt Warne.

APOLOGIES: Cllr. Smith, Jeremy Boxall and June Bell.

Tally Wade had resigned due to her work commitments. Lee Hatcher, Matt Warne and Cllr. Pethurst agreed to take on board the NDP website/mailchimp. The Chairman agreed to contact all members asking them if they wished to continue on the Steering Group.

Cllr. Warne 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, and Annie Hopper declared a personal interest as members of the CVLT (Crane Valley Land Trust). Matt Warne declared an interest as a board member of the CVLT. Members of the various Advisory Groups declared an interest as necessary.

Cllr. Hatcher declared that he had been lobbied by the owner of Holly Funerals regarding a new burial ground.

**1. Report of meeting with Tunbridge Wells Borough Council Planning:**

Cllr. Warne reported on a meeting held with Stephen Baughen and Deborah Dixon from TWBC Planning Department. They were fully supportive of the NDP as they could provide more detail to the specific policies and add value to the Local Plan regarding design, high street, housing mix and green space use. It was important that the Parish Council and Community Groups liaise at the first opportunity with any potential developers even if they did not approve of the site. Liz Daley commented that when the Turnden and Brick Kiln Farm Advisory Groups meet with developers she is very clear that they are not supportive of the application, however liaising to improve any schemes put forward.

Cllr. Fletcher raised his concern regarding the lack of master planning and community engagement. The developers to date were only interested in their own site and were not master planning with neighbouring sites thus creating poor quality places to live with disconnected development which was not good planning.

A new principle planning officer would be joining Tunbridge Wells Borough Council in the near future and is to commission a report on moving from S106 to CIL. It would therefore be beneficial to have a Neighbourhood Plan in place as the Parish would receive 25% in planning gains monies (currently 15%). The NDP had identified projects however, these needed to be costed.

TWBC had now employed extra staff and Deborah Dixon had been assigned to liaise with parishes on NDPs.

Deborah Dixon had not yet gone through the comments from the parish on the Draft Local Plan. She believed that some issues may be identified which could help inform policy, once this work had been undertaken.

In response to a question raised by Cllr. Warne regarding whether the hybrid approach would be possible, a response had been received from David Marlow the TWBC Consultant who advised that this approach makes it difficult to understand and, therefore, examine.

Stephen Baughen stated that he would be writing to Parish Council Chairs as he wants involvement of community representatives at a much earlier stage of the planning application process. He even suggested that planning officers would facilitate design charette days, to enable master planning on major sites, especially where there are multiple, adjacent sites e.g. Hartley.

Further discussion then ensued and Cllr. Warne noted that contact had not yet been made with Richard Eastham to consolidate and make the policies more locally specific in response to AECOM comments received some time ago. Annie Hopper commented that it was very important to get the Reg 14 draft completed and policies could be amended when the community comments had been received. Cllr. Warne agreed to contact Richard Eastham the next day.

Guy Dagers from Hartley Save our Fields Action Group had invited Cllr. Warne to the next meeting. However, it was noted that at this point the group were not prepared to liaise with developers and were not part of a NDP Advisory Group who had specific Terms of Reference.

Cllr. Fletcher suggested that the NDP could zone different areas for design, views and access policies.

## **2. Policy Development:**

As above Cllr. Warne to contact Richard Eastham as soon as possible to consolidate and make the draft policies more locally specific.

## **3. Section 106/CILs:**

The Parish Council has a list of projects from the NDP which need to be costed in order to make Section 106 applications.

## **4. Project Timetable:**

Cllr. Pethurst would produce a timetable.

**5. Stakeholder Engagement:**

Liz Daley reported that meetings had taken place with Turnden and Brick Kiln developers, which had been circulated to the Parish Council Planning Committee. Berkeley had indicated that they were planning more smaller units in answer to community liaison. However, Liz Daley thought it was more to do with the larger units not selling. A letter had been forwarded to Vicky Hubert, KCC Highways, asking her to revisit these sites as there is concern about safety issues due to the number of access roads proposed.

**6. Correspondence:**

(a) An invitation had been received from Taylor Wimpey to meet regarding the site west of Frythe Way and south and east of Freight Lane. Cllrs. Warne, Fletcher, Pethurst and Hatcher agreed to attend meeting.

(b) Kent Wildlife Trust had written a letter advising that they provided a consultancy service regarding conservation, biodiversity and safeguarding places of nature in Kent, should the NDP require any help in these matters.

(c) KCC Select Committee on Affordable Housing – The Committee noted that Cllr. Pethurst had written a response which would be circulated to members asking for additional comments to be sent direct to Cllr. Pethurst prior to the next Planning Committee Meeting scheduled for 4<sup>th</sup> February.

**7. Items for Information:**

(a) Article for Parish Cake – Cllr. Warne had circulated an article to appear in the next edition. A few amendments were agreed.

(b) Liz Daley asked if a contact list could be drawn up of the lead members of the different community groups regarding development.

(c) In answer to a question from Liz Daley it was noted that funds had already been put aside for extra secretarial support when the need arises.

***Date of next meeting – 17<sup>th</sup> February 2020 7.30pm*** to be chaired by Cllr. Pethurst as Cllr. Warne is away.

Signed: .....

Date: 13<sup>th</sup> February 2020

