

CRANBROOK & SISSINGHURST PARISH COUNCIL
MINUTES OF THE PLANNING & PRESERVATION COMMITTEE
HELD ON 3RD MARCH 2020

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. Smith (in the Chair), Cllr. Fermor, Gilbert, Fermor and Cllr. Hall (in part).

Apologies: Cllrs. Hatcher, Bunyan and Kings.

PLANNING APPLICATIONS:

19/00308/FULL

OS Plots 7755 And 7946 Sissinghurst Road Sissinghurst Cranbrook Kent

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

Cllr. Smith advised members that this was not a new application and the Parish Council has previously recommended refusal.

After much discussion it was agreed to write a letter to Stephen Baughen, Head of Planning at Tunbridge Wells Borough Council highlighting the following points:

- The claim by the developer in their technical report that the Parish Council had supported a speed reduction and traffic calming measures is untrue and we have not been consulted.
- 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. Safety concerns were also raised.
- Mill Lane is a designated rural lane and incapable of taking the increased volume of traffic that will be generated from the development.
- 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.
- Design of dwellings not appropriate.

The Committee agreed with the comments made in a letter proposing refusal from Mr. Alan Bringloe where he highlighted that planning decisions must be consistent. Mr. Bringloe referred to application TW/92/1004 and the Inspectors Decision letter paragraph 14, he clearly states reasons why this current application should be refused, as it would “seriously prejudice policies designed to protect the countryside” and “intrude upon open land that forms an integral part of an area of pleasing landscape quality”. National planning policies continue to support protection of rural landscapes – see for example paragraphs 12 and 13 of Inspectors decision letter on application 16/503922.

Reference was also made to the recent REFUSAL by TWBC regarding planning application 19/03359/OUT and members of the Planning Committee felt that the same reasons for refusal applied to the above application, reiterating the fact that planning decisions needed to be consistent.

Cllr. Hall quoted the 2019 NPPF paragraph 180 which states that planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development: Section c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

A Section 106 application would be forwarded to TWBC for funds towards the replacement village hall in Sissinghurst at £5,000 per property.

20/00020/LBC

3 Jenners Cottages, The Hill, Cranbrook, Kent, TN17 3AH

Listed Building Consent: Internal and external alterations

The Parish Council recommended APPROVAL subject to the views of the Conservation Architect. Proposed by Cllr. Smith, seconded by Cllr. Gilbert and agreed.

20/00379/FULL

Goblins Glade, Spongs Lane, Sissinghurst, Kent, TN17 2AH

Variation of Condition 2 (Approved Plans); Condition 3 (External Materials) - of 18/01130/FULL

The Parish Council recommended APPROVAL.

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

20/00410/FULL & 20/00411/LBC

Hayselden Manor, The Common, Sissinghurst, Kent, TN17 2AE

Extension and change of use of the existing barn from agricultural to ancillary residential use and incorporation of emergency escape stairwell enclosure from underground car park

The Parish Council recommended APPROVAL subject to the views of the Conservation Architect and on condition that it is not sold off as a separate dwelling and must remain ancillary to the main dwelling.

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

20/00324/LBC

George Hotel, Stone Street, Cranbrook, Kent, TN17 3HE

Listed Building Consent - External repairs and redecoration scheme

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

20/00314/FULL

Ardea, 2 Heron Mews, Angley Road, Cranbrook, Kent, TN17 2PL

Single story rear extension with flat roof and rooflight

The Parish Council recommended APPROVAL, however concerns were raised that the land at the rear had been subject to flooding since the development had been completed and members felt that this should be investigated.

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

20/00313/FULL

3 Heron Mews, Fenland, Angley Road, Cranbrook, Kent, TN17 2PL

Erection of single storey rear extension with flat roof and rooflight

The Parish Council recommended APPROVAL, however concerns were raised that the land at the rear had been subject to flooding since the development had been completed and members felt that this should be investigated.

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

ALLOCATION OF APPLICATIONS:

Cllrs. Gilbert and Fermor agreed to present an application at the next meeting.

DECISIONS:

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

ITEMS FOR INFORMATION:

No items were raised.