

CRANBROOK & SISSINGHURST PARISH COUNCIL
MINUTES OF THE PLANNING & PRESERVATION COMMITTEE
HELD ON 28TH APRIL 2020

The meeting was held remotely using Zoom software.

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), Cllr. Smith, Fermor, Fairweather (in part), Fletcher, Gilbert, Hall, Hatcher (in part), Kings and Pethurst

DECLARATION OF LOBBYING:

Cllr. Smith declared that he had been lobbied by 3 local residents and had received e-mail correspondence regarding application 20/00815/FULL

PLANNING APPLICATIONS:

20/00815/FULL

Land Adjacent to Turnden, Hartley Road, Cranbrook, Kent, TN17 3QX

Construction of 168 new dwellings with associated access, car parking refuse/recycling storage, landscaping, earthworks and other associated works.

Six members of the public spoke in objection to the application: Guy Dagger, June Bell, Annie Hopper, Andrew Fleming, Phillip Goven and Liz Daley.

Parish and Borough Cllr. Hall also spoke objecting to the application.

Cllr. Smith began by stating that holding a meeting via zoom was not practical whilst trying to consider such a large scale application and normally the Planning and Preservation Committee members would be able to look at paper copies for major planning application. However, in the present circumstances they had no choice as the applicant had not withdrawn the application. Cllr. Smith pointed out that there was an error in the non-technical summary Page 15 point 1. The Common Rd is almost built out not an outline permission.

Cllr. Bunyan thanked members of the public who had attended the meeting and noted that extremely valid and important points had been put forward for consideration. Namely: dissatisfaction with the process via Zoom, road safety & air quality issues, site at the AONB, predicted population growth, housing numbers and land supply, scored in lowest 2 of NDP site assessments.

Cllr. Smith stated that as this was major application it would be considered by Tunbridge Wells Borough Council Planning Committee. He reiterated that the Parish Council were consultees regarding planning applications and not the authority who made the decisions.

He highlighted the following key points as the main considerations:

1. AONB and the principle of development at the site
2. Sustainability, Social/Economic/Environmental. With Environmental being the key consideration.
3. NDP site assessment and comments.
4. Road safety, impact on the A229 & air quality.
5. PC comments on the previous development at Turnden,
6. Lack of master planning, poor connectivity with Brick Kiln site & Cranbrook.
7. Proposed density, type & mix of housing.

The Committee deliberated at length regarding lack of consultation at a key point in the progress of the application due to current lock down situation, sustainability, highway safety, environmental issues, NDP site assessment, housing numbers and types of proposed housing.

The Parish Council recommended REFUSAL for the following reasons:

- Significant harm and damage to the Area of Outstanding Natural Beauty, to include the medieval field patterns and use of good quality agricultural land.
- Impact on the A229 of traffic flow, air quality and road safety.
- Over intensive development of the site in a less than sustainable and sensitive location.
- Lack of master planning with adjacent developments.
- Poor connectivity to Cranbrook Town and coalescence with Hartley settlement.
- Assessed as unsuitable for development by the emerging NDP.
- Type and mix of housing proposed does not meet with local requirements
- The affordable properties are grouped closely together and directly adjacent to the Brick Kiln Farm affordable element, rather than distributed throughout the site.
- Query as to whether the housing numbers that TWBC have allocated are necessary?
- Lack of inclusive public consultation at a crucial time of the planning process.
- Cumulative effect on the Crane Valley in terms of flooding and sustainability.

However, if TWBC are minded to approve the application, the Parish Council request the following conditions are considered:

- Request the developer works with Anne Marie Bolton, the officer dealing with the adjacent Brick Kiln Farm development and Sally Marsh (AONB) to limit the impact of the Anglo-Saxon field patterns.
- Request the developer works with the Parish Council on the design, layout and mix of housing through further meetings.
- Confirm there is no intention to develop the remainder of the site.
- Inclusion in any discussions regarding Section 106 contributions.

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

20/00919/FULL

15 Wheatfield Lea, Cranbrook, Kent, TN17 3ND

Demolition of garage and erection of dwelling, with associated access and gates.

The Parish Council recommended REFUSAL for the following reasons:

- Access – no vehicle right of way.
- Over development of site.

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

20/01056/FULL

44 Oatfield, Drive, Cranbrook, Kent TN17 3LA

Single storey rear/side extension to form Utility room & W.C.

The Parish Council recommended APPROVAL.

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

20/00987/FULL

Walton Lodge, Angley Road, Cranbrook, Kent TN17 2PG

Proposed construction of a pair of semi-detached houses

Due to poor internet connection Cllr. Hatcher was forced to leave the meeting. He did however email the Clerk with his observations in respect of the following application which was subsequently read out by the Clerk. He highlighted issues regarding potential further development, size of the proposed dwellings, the resulting homes would not be affordable for local purchasers, *the* site is adjacent to ancient woodland and would result in damage to wildlife and trees.

The Parish Council recommended REFUSAL for the following reasons:

- A detrimental effect on trees and wildlife/nature conservation - badger sets are on site.
- Within the Area of Outstanding Natural Beauty and outside the Limits to Build.
- Scale and dominance of proposed development – design uninspiring.

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

APPLICATIONS WITHDRAWN:

20/00411/LBC

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

Listed Building Consent: 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.

APPEAL NOTIFICATION:

19/02170/OUT

Land Adjacent to Hartley Gate Farmhouse Hartley Road Cranbrook

Outline (Appearance, Landscaping, Layout and Scale Reserved) - Erection of up to 27 dwellings, with associated access, parking and landscaping

It was agreed to defer a decision as to whether the council will make any further comments to the Planning Inspectorate on this application, until the next meeting.

CORRESPONDENCE:

Nothing to report.

DECISIONS:

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

ITEMS FOR INFORMATION:

None raised.