

CRANBROOK & SISSINGHURST PARISH COUNCIL
MINUTES OF THE PLANNING & PRESERVATION COMMITTEE
HELD ON 5TH MAY 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), Cllrs., Fairweather, Gilbert, Hall, Hatcher, Kings, Pethurst and Smith (in part).

Apologies: Cllr. Fermor.

Co-option of Cllr. Hall on to the Planning & Preservation Committee:

Cllr. Hall had indicated she would like to join the Committee. Cllr. Bunyan felt that Cllr. Hall could bring a great deal of policy knowledge to the Committee and proposed that she be accepted as a member of the Committee with full voting rights. This was seconded by Cllr. Hatcher and agreed.

PLANNING APPLICATIONS:

20/00406/FULL & 20/00408/LBC

Crossways Common Road Sissinghurst Cranbrook TN17 2AG
Conversion of outbuilding to a 1 bedroom holiday let.

The Parish Council recommended APPROVAL, subject to the views of the Conservation Architect and subject to the condition that the building remains ancillary to the main dwelling. Proposed by Cllr. Gilbert, seconded by Cllr. Hall and agreed.

20/00941/FULL

Rogers Hill Farm Tenterden Road Cranbrook Kent TN17 3PB
Permanent retention of a mobile home for a rural worker.

The Parish Council recommended APPROVAL.

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

20/01052/FULL

Barn At Golford Place Bungalow Tenterden Road Cranbrook Kent TN17 3PB
Proposed conversion and change of use of land and building to form single residential dwelling along with access and landscaping.

The Parish Council recommended REFUSAL for the following reasons:

- A previous planning application appeal for the site had been refused.
- The site is Outside the Limits to Build and adjacent to the AONB
- The application would have a detrimental impact on the neighbouring property.
- The conversion is tantamount to a new dwelling in the countryside which is contrary to the provisions of the NPPF2012, the TWBC Core Strategy 2010 and TWBC Local Plan 2006.

- The site is located at a gateway into Cranbrook and would create an adverse impact on the openness of the landscape causing a detrimental impact on the character and appearance of the visual amenities.
- The land is currently classified as agricultural and should remain as such.
- The additional traffic that would be generated from a new dwelling.

Proposed by Cllr Hatcher, seconded by Cllr. Hall and agreed.

20/00918/ADV

George Hotel Stone Street Cranbrook Kent TN17 3HE

Advertisement: Installation of four sets of non-illuminated text; two sets of non-illuminated logo and text; one non-illuminated projecting sign; two sets of small panel/menu signs and two non-illuminated amenity signs.

The Parish Council recommended REFUSAL, as the additional and replacement signage proposed is unsympathetic and out of character for the building and would have a detrimental impact on the character and appearance of the area, although Members agreed that the new signage for the Car Park was an improvement.

Proposed by Cllr. Kings, seconded by Cllr. Hall and agreed.

20/00882/FULL

Waypost Meadow, Golford Road, Cranbrook TN17 3NT

Retrospective re-instatement of land for agricultural use and retention of various buildings used for agricultural purposes.

The Parish Council recommended REFUSAL for the following reasons:

- Insufficient information, there is no details of which buildings are to be retained.
- The site is located within the AONB and Outside the Limits to Build.
- Over development of the site.
- Outstanding enforcement actions.

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

APPEALS:

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.

Members noted the appeal and made no further comment.

DECISIONS:

The Clerk read out the following decisions granted by Tunbridge Wells Borough Council:

20/00379/FULL

Goblins Glade Spongs Lane Sissinghurst Cranbrook TN17 2AH

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

20/00738/FULL

Rosemary's Cottage Folly Hill Cranbrook Kent TN17 2LX

Two-storey/single storey side extension and addition of front porch

20/00410/FULL

Hayselden Manor The Common Sissinghurst Cranbrook 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

20/00267/FULL

Foxridge Folly Hill Cranbrook Kent TN17 2LT

Minor material amendment in relation to Condition 2 (Approved Plans) of 14/01390/FULL (Retrospective)

19/02136/FULL

Dulwich Preparatory School Course Horn Lane Cranbrook Kent, TN17 3NP

Demolition of existing buildings and erection of 8 No. dwellings with associated landscaping and parking

CORRESPONDENCE:

Turnden, Hartley Road, Cranbrook TN17 3DX

De-Listing notification from TWBC.

The de-listing was noted by Members.

ITEMS FOR INFORMATION:

There were no items raised.