

CRANBROOK & SISSINGHURST PARISH COUNCIL
MINUTES OF THE PLANNING & PRESERVATION COMMITTEE
HELD ON 16TH JUNE 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. Smith (in the Chair), Cllr. Bunyan, Gilbert, Hall, Hatcher and Kings.

Apologies: Cllr. Fermor.

ELECTION OF VICE CHAIRMAN:

Cllr. Smith proposed Cllr. Bunyan as Vice Chairman of the Committee, this was seconded by Cllr. Gilbert and agreed.

CHANGE TO MEETING TIMES:

It was agreed by all members of the Committee, that the time for meetings would remain at 9.15am on a Tuesday whilst the practice of meeting remotely continues. When meeting in person is allowed, the time would be amended to 3pm Tuesdays, on a trial basis.

PLANNING APPLICATION:

20/00934/LBC

George Hotel Stone Street Cranbrook TN17 3HE

Listed Building Consent: Painting of Fascia, windows and window frames in Farrow & Ball Railings; Installation of 4 sets of non illuminated text, 2 sets of non illuminated logo and text, 1 non illuminated projection sign, 2 sets of menu and small panel with text and 2 non illuminated amenity signs.

Members discussed the application and to be consistent in their comments asked the Clerk to submit the same response as made for application 20/00918/ADV which was as follows:

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.

20/01195/FULL

2 Little Branden Biddenden Road Sissinghurst Cranbrook Kent TN17 2AB

Construction of single-storey side extension with dummy pitched roof; Removal of left side elevation chimney stack; inclusion of new windows and external doors; plus associated internal reconfigurations.

The Parish Council recommended REFUSAL on the following points:

- The site is outside the Limit to Build
- The site is of possible archeological importance
- The design is out of keeping with the neighbouring property, the appearance and design of the proposed extension does not fit with the character of the existing building.
- Visual impact on the street scene.

Members did not object in principle to an extension however they felt the design of this proposal was inappropriate.

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

20/01259/FULL

2 Folly Hill Cottages Folly Hill Cranbrook TN17 2LT

Proposed access into paddock via new field gate. Erection of store building with area of hardstanding; Planting of fruit trees along with further biodiversity enhancement.

The Parish Council recommended APPROVAL.

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

20/00675/FULL

Land at The Heathers Hartley Road Cranbrook Kent

Proposed dwelling with detached garage.

The Parish Council recommended REFUSAL on the following points:

- The site is outside the Limits to Build and within the AONB.
- The design is unsympathetic in style to the surrounding houses and does not integrate with the character of the cul de sac.
- Access and egress.
- Parking which is already an issue, will be exacerbated.
- Over development of the site.
- Residential amenity is also a problem, the development would result in the loss of an important green space.

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

20/01336/FULL

Filwood Angley Road Cranbrook Kent TN17 2PN

Proposed detached, single storey three bedroom dwelling together with associated driveway, carport, parking area and private amenity space at land to the rear of Filwood.

The Parish Council recommended REFUSAL on the following points:

- The plot is too small, is located at the rear of the neighbouring property and the access too narrow to accommodate the proposal.
- There is no indication how sewerage will be dealt with.
- The development would result in the loss of several mature trees.

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

REVISED APPLICATIONS:

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.

Members made no further comment.

NOTIFICATION OF PLANNING ENFORCEMENT APPEAL:

APP/M2270/C/20/3248393

Land at Park Farm, Goudhurst Road, Cranbrook TN17 2LJ

Appeal against Enforcement Notice – Without planning permission the material change of use of land from agricultural to a mixed use of agricultural and the stationing of mobile homes for residential use

Members made no further comment.

APPLICATIONS GRANTED BY THE PLANNING AUTHORITY:

20/00678/FULL

14 Goddards Close Cranbrook Kent TN17 3LJ

Erection of single storey side extension

20/00738/FULL

Rosemary's Cottage Folly Hill Cranbrook Kent TN17 2LX

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

19/00430/FULL

Charity Farm Country Store Swattenden Lane Cranbrook Kent TN17 3PS

Demolition of existing ancillary retail storage buildings, redundant agricultural buildings and mixed ancillary retail storage/retail building. Extensions to and conversion of existing building to provide ancillary retail storage building with ancillary retail offices at first floor, two small complimentary business units (A1) at ground floor and conversion of existing retail area to cafe (A3).

20/00646/FULL

Tambour House Friezley Lane Cranbrook Kent TN17 2LL

Demolition of existing garage and external store, proposed single storey side extension, internal alterations and conversion of existing outbuilding

20/00324/LBC

George Hotel Stone Street Cranbrook Kent TN17 3HE

Listed Building Consent - External repairs and redecoration scheme.

20/01056/FULL

44 Oatfield Drive Cranbrook Kent TN17 3LA

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

20/00460/LBC

Crabtree House Course Horn Lane Cranbrook Kent TN17 3NR

Listed Building Consent - Blocking up of an existing ground floor window and insertion of a new window

20/00941/FULL

Rogers Hill Farm Tenterden Road Cranbrook Kent TN17 3PB

Permanent retention of a mobile home for a rural worker.

CORRESPONDENCE:

Members had been circulated a letter from Graham Holmes, the Council's representative on the Hop Picker's Line Heritage Group in which he referred to a proposal by the Historical Railway Estate to undertake infilling of the cutting in the vicinity of the disused Railway Bridge PWH/1529.

Members noted the group's concerns.

ITEMS FOR INFORMATION:

None were raised.