

CRANBROOK & SISSINGHURST PARISH COUNCIL
MINUTES OF THE PLANNING & PRESERVATION COMMITTEE
HELD ON 7TH JULY 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), Cllrs. Bunyan, Fermor, Gilbert, Hall, Hatcher, Kings, Pethurst, Warne (in part).

DECLARATION OF LOBBYING:

Cllr. Hatcher declared that he had lobbied against planning application 20/01335/FULL on social media and had been lobbied himself on this application. He would take no part in the discussion or voting.

PLANNING APPLICATIONS:

20/01335/FULL

The Vicarage, Waterloo Road, Cranbrook, Kent. TN17 3JQ

Demolition of conservatory; detached garage and alterations to Vicarage; Erection of Three Detached Dwellings.

The Parish Council recommended REFUSAL for the following reasons:

- It is a poor use of site and does not address the local need for “small market affordable” houses
- It is a well used community amenity space
- Poor access close to a pinch point
- Less than substantial harm to the conservation area of Cranbrook and the historic parkland at Great Swifts.

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

The Committee noted that a recent appeal had been dismissed by the Planning Inspectorate relating to Brooksdan, High Street, Cranbrook. Appeal Ref: W/4000629, which was a similar application for large detached dwellings.

Cllr. Warne at the request of the Parish Council Planning and Preservation Committee agreed to call this planning application in to be discussed at TWBC Planning Committee.

Cllr. Bunyan asked that the developer be sent the Parish Council Eco Design Guide.

20/01405/LBC

Little Shepherds, High Street, Cranbrook, Kent. TN17 3EN

Listed Building Consent: Refurbishment of an existing outbuilding; including the re-tiling of roof re-using the existing Kent Peg Tiles, addition of new fenestration to east elevation.

The Parish Council recommended APPROVAL, subject to the views of the Conservation Architect and those forwarded by CCAAC being taken into account. Proposed by Cllr. Gilbert, seconded by Cllr. Bunyan and agreed.

20/01574/FULL & 20/01575/LBC

The Cranbrook Bakery, The Bakery, High Street, Cranbrook, Kent. TN17 3EJ

Addition of a temporary lean to structure to house a freezer (to facilitate separate working areas during covid 19)

The Parish Council recommended APPROVAL, subject to the views of the Conservation Architect and on condition that this temporary structure is removed as soon as Covid-19 working conditions no longer apply.

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

20/01554/FULL

1 Hawkridge Farmhouse, The Common, Sissinghurst, Cranbrook. TN17 2AD
Reinstate Hawkridge Farm House as one property along with associated internal alterations, open porch, a single storey extension, a first and second floor extension and replacement windows

The Parish Council recommended APPROVAL.

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

20/01661/FULL

Maryville, Causton Road, Cranbrook, Kent. TN17 3ER
Two storey side extension and removal of conservatory with rear extension.

The Parish Council recommended APPROVAL.

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

20/01549/FULL

Communication Station and Premises, Glassenbury Road, Cranbrook, Kent. TN17 2QJ
2.5m height extension of the existing 46.67m telecommunications lattice tower for the installation of 1 x 1.8m dish antenna

The Parish Council gave a NEUTRAL recommendation.

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

PLANNING APPLICATIONS – REVISED DETAILS:

20/01659/FULL

Manor Cottage, Spongs Lane, Sissinghurst, Kent. TN17 2AH
Variation of Condition 2 (Approved Plans) of 17/00716/FULL – Revised window positions/sizes with the addition of a rooflight to the north elevation

Committee members noted that the plans had been labelled incorrect i.e. North/South elevations.

The Parish Council recommended APPROVAL.

Proposed by Cllr. Bunyan, seconded by Cllr Gilbert and agreed. Cllr. Smith abstained from voting.

TREE APPLICATION:

20/01576/TPO

Weavers Holt, Waterloo Road, Cranbrook, Kent. TN17 2EU
REDWOOD (T2) – Lightly raise crown by approximately 1 metre and remove deadwood from the lower part of the crown up to the height of approximately 8 metres.

The Parish Council recommended APPROVAL.

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

PLANNING APPEAL:

19/03012/FULL

OS Plots 4974 & 5275 Crane Lane, Cranbrook, Kent.
Erection of 3 two-storey detached houses, with garages.

Members noted the appeal and made no further comments.

PLANNING APPEAL DECISION:

Brooksdon, High Street, Cranbrook TN17 3DT - Appeal Ref: W/4000629

The development proposed is removal of trees, extension of shared access drive, construction of two 4 bedroom detached houses with integral garages and two 5 bedroom detached houses and two detached double garages, provision of access drive, landscaping and other ancillary works.

Appeal Dismissed**DECISIONS: Granted:**

Councillors had been forwarded decisions granted by Tunbridge Wells Borough Council as below:

19/01766/FULL

Camden Villa, Wilsley Pound, Sissinghurst, Kent. TN17 2HR.

Single-storey extension to existing outbuilding and change of use to create beauty salon

20/0063/LBC

Bounds End Farm, Goudhurst Road, Staplehurst, Kent. TN12 0HQ

Listed Building consent: Refurbishment of chimneys.

20/00500/FULL

Park Farm, Goudhurst Road, Cranbrook, Kent. TN17 2LJ

The permanent siting of one agricultural worker caravan and the storage of two agricultural workers caravans out of season.

20/00727/LBC

Broad Cloth, High Street, Cranbrook. Kent. TN17 3DR

Listed Building Consent: Proposed en-suite bathroom on second floor.

20/00726/LBC

Broad Cloth, High Street, Cranbrook. Kent. TN17 3DR

Listed Building Consent: Front door replacement, stair replacement and insertion of rainwater down pipe to right flank elevation.

19/02380/FULL & 19/02381/LBC: Saunders Farm, Camden Hill, Sissinghurst, Cranbrook. TN17 2AR

Change of use and redevelopment of a small outbuilding to form a residential annexe.

20/00817/FULL

3 Windmill Cottages, Waterloo Road, Cranbrook, Kent. TN17 2ET

Extend the existing single storey at the rear of the property to create a larger kitchen area.

19/03444/LBC

Bettenham Manor, Bettenham Lane, Biddenden, Kent. TN27 8LT

Listed Building Consent: Conversion of the threshing barn for ancillary residential use, the repair of two historic outhouse ranges; the Byre (for storage) and Wood Store (as part store and part plant room) and the addition of 3 new ancillary residential buildings; the pool house, the dining barn and a garage building.

20/01259/FULL

2 Folly Hill Cottages, Folly Hill, Cranbrook, Kent. 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.

Refused:

20/00882/FULL

Waypost Meadow, Golford Road, Cranbrook, Kent. TN17 3NT

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

ITEMS FOR INFORMATION:

The Chairman recommended that the meeting time remains at 9.15am whilst taking place via Zoom, agreed by members present.

Signed

Date: