

MINUTES OF A MEETING OF THE CRANBROOK & SISSINGHURST  
NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP HELD ON 20th JULY  
2020

PRESENT: Cllr. Warne (in the Chair), Cllrs. Fletcher, and Pethurst, Annie Hopper, Marion Cranmer, Liz Daley, Jeremy Boxall and Matt Warne

APOLOGIES: Cllrs Meewezen, Hatcher and Smith

Cllr. Warne read out the following statement:

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.

Cllr. Warne declared an interest under the site assessments regarding site 122 which had been put forward by a relative. Cllrs. Warne, Hatcher and Annie Hopper declared a personal interest as members of the CVLT (Crane Valley Land Trust). Matt Warne declared an interest as a board member of the CVLT. Annie Hopper and Liz Daley declared an interest as members of Hartley Save Our Fields Action Group. Members of the various Advisory Groups declared an interest as necessary.

**1. Minutes:**

Cllr. Warne proposed that the minutes of the meetings should be circulated to all Members of the Steering Group when they are sent out to the Full Council, seconded by Cllr. Pethurst and agreed.

**2. Resignation of Vice Chairman:**

Cllr. Warne read out a letter of resignation from Cllr. Smith as Vice Chairman representing Sissinghurst. Cllr. Warne was happy to work with one Vice Chairman and did not intend to fill this vacancy at the moment. Cllr. Smith would remain on the Committee and provide the Sissinghurst link

**3. Liaison with Tunbridge Wells Borough Council:**

Cllr. Warne reported that she had written to both Deborah Dixon and Katie McFloyd and had received a response to say that the NDP would need a SEA screening opinion from the statutory consultees Heritage England, Natural England and Environment Agency and this would take up to 6 weeks to turn around. Cllr. Warne was aiming to have consultation in the Autumn and this means the draft as it stands needs to be sent off and any other comments could be fed in at the Reg.14 consultation stage. Cllr. Warne had also spoken to Richard Eastham who had informed her that the draft policies as they stand are perfectly good enough to send.

#### **4. Draft Reg. 14 Document:**

Cllr. Warne reported that she had carried out the work requested at the last meeting, including the addition of an Executive Summary and narrative in the introduction. The Steering Group had been circulated the revised draft of the Housing Chapter and the Infrastructure Chapter. She had also added commentary in response to recent concerns arising from the coronavirus pandemic, and that site allocations would now be solely in the domain of the TWBC Draft Local Plan

Annie Hopper commented that both she and June Bell were not in favour of the inclusion of site specific design codes, but would like to see policies encompassing groups of requirements such as design, character and density. Liz Daley was in agreement with this.

Cllr. Warne reassured members that these aspects would be covered in the design policies, which would now all be moved from the housing chapter to the design and heritage chapter, as per David Carlisle's recommendation in his review.

In response to a question from Liz Daley, Cllr. Warne explained that design parameters are required so that any development carefully considers the historic built landscape. These are within the design and heritage chapter, and covered in the National Design Guide, the Kent Design Guide, and the more locally specific High Weald AONB Design Guild. This guidance includes place making policies, street hierarchy, boundary treatments, public realm space etc and there was no point in the NDP repeating anything which already exists, unless it relates to something specific. Cllr. Warne explained she had received correspondence from Katie McFloyd, Tunbridge Wells Borough Council, which advised that any policies relating to the historic environment should be as robust as possible. Cllr. Warne reminded members this was a draft and that any further comments can be made at the Reg. 14 consultation.

Cllr. Pethurst pointed out that if the site specific policies were kept in then in his view, this would detract people's attention from other points in the plan. He was in favour of planning guidance to cover the whole of Cranbrook and Sissinghurst Parish and not specific areas.

**Cllr. Warne proposed that the housing chapter will be revised and the site specific design codes would be taken out, seconded by Cllr. Pethurst and agreed.**

Cllr. Pethurst offered his assistance to help with making any changes and formatting which still needed to be carried out.

#### **5. Project Timetable/Public Consultation:**

Cllr. Warne gave an update regarding the special edition of the Parish Cake which would carry an eight page spread on the Draft NDP. It was important to use these articles to get the parishioners to engage.

Cllr. Pethurst asked if social media could be used to obtain views and comments. Cllr. Warne replied that this form of consultation and engagement with the community is perfectly acceptable. Cllr. Hatcher had already added two new link headings to the NDP website one for the Reg. 14 Consultation and the other for the response questionnaire. Cllr. Fletcher was

of the view that the articles needed to be thought provoking, to get the parishioners talking to one another.

Members of the Steering Group agreed to write articles covering specific topics:

Introduction – Cllr. Fletcher

Culture & Community Infrastructure – Cllr. Pethurst

Heritage - Annie Hopper, Marion Cranmer and June Bell

Transport Access & Movement– June Bell, Liz Daley and Jeremy Boxall

Employment & Business – Cllr. Fletcher

Housing – Cllr. Fletcher and Cllr. Pethurst

Landscaping & Natural Environment – Cllr. Warne

Conclusion – Cllr. Warne

Cllr. Pethurst agreed to forward the most recent Heritage Chapter to Annie Hopper for reference to assist in writing the article.

Matt Warne agreed to forward the clerk a copy of all his photos depicting views in an around Cranbrook and Sissinghurst Parish, which she would forward to members of the group.

#### **5. Stakeholder Engagement:**

Cllr. Warne reported that no meetings had taken place and a date had yet to be arranged to meet Ryan Johnson from Turley regarding the site off Frythe Way, Cranbrook to arrange a meeting as previously agreed by the Committee.

Cllr. Warne informed members that Cllr. Fletcher as Chairman of the Parish Council had attended a meeting with Stephen Baughen, Head of TWBC Planning Department and representatives from Persimmon and Berkeley Homes. Some members of the Steering Group had been disappointed that they were not able to give their views prior to the meeting taking place.

#### **7. Next Meeting:**

The next meeting was scheduled to take place on Monday 24<sup>th</sup> August 2020

Signed .....

Date: 13<sup>th</sup> August 2020