

Hawkhurst Parish Council

Hawkhurst Parish Council

Meeting: **Full Council**

Date: 12th March 2018

Ref: NG.

Typed: 14th March 2018

Copt Hall

PRESENT

Mrs. J Newman (Chairman), Mr. M Appelbe, Mr. D Blackman, Mrs. L Edmeads, Ms. C Escombe, Mr. B Fitzpatrick, Mr. J Hunt, Dr. M Robertson, Mrs. B Weeden and Mr. P Whittle.

ADDITIONAL CIRCULATION

Mr. S Holden, Mrs. B Palmer, Mr. N. Gray, Mr. G. Bland.

1 Adjournment for public speaking.

- 1.1 TWBC Cllr Beverley Palmer addressed the meeting and stated that if residents had concerns about the recent phone mast installation on High Street, they should write in to TWBC. She mentioned that TWBC are bringing a roadshow around the villages with information about the proposed development of a new theatre complex in Tunbridge Wells. It would be visiting Hawkhurst next Monday evening 7.00 – 7.30 at Royal British Legion Hall.
- 1.2 Beau Property Estates addressed the meeting in support of their planning application 102 (18/00459/FULL) to convert the former dental practice at The Moor to 2 residential units (a 1-bed and a 2-bed). This would involve extending the height of the dormer. Obscure glazing has been discussed to preclude overlooking into neighbouring front gardens. 2 parking spaces would be provided in a courtyard shared with 2 other properties. The site is adjacent to a conservation area.
- 1.3 PCSO Dave Jenkins has now added Hawkhurst to the areas that he covers following the retirement of Rob Spicer. He explained that he has been a PCSO (Police Community Support Officer) for 12 ½ years, following a 30 year career as a Police Officer. He advised that if any residents were concerned that a crime had taken place, they should ring 111. In the case of an emergency (threat to life) or a serious crime in progress, they should ring 999.
- 1.4 A resident spoke to object to planning application 106 (18/00500/FULL). She stated that infills had already been carried out elsewhere in the village and that the Post Office Road infills had not sold. Adding 2 x 2-bed homes plus a one bed starter home onto this plot made 4 houses where there had been one. 3 parking spaces were offered but if the houses had driving age children, there would be inadequate parking and there was no visitor parking and an inadequate turning area. The site would be overdeveloped. The design was more keeping for the streetscene but semis were becoming a terrace. The large difference in land heights and high fencing was dominating for Hillbrook next door.
- 1.5 A resident who lives next door to the site of planning application 106 (18/00500/FULL) also spoke to object to it. This would add 2 new houses to the rear bungalow already approved on the garden of this house. This would create an unacceptable loss of light, which would impact on the rear bungalow as well as her own property. The building would be very high and imposing because of the land differences. The flank wall is further away with this application but deeper and higher. The significant step down in land differences makes this site inappropriate for infill. Deep foundations would be required so she wonders if the scheme is affordable. The 2 metre high fence is close to her south-facing ground floor windows blocking light.
- 1.6 A resident spoke to object to planning application 110 (18/00589/FULL). She stated that the proposed site is within the AONB, close to a conservation area and outside of the Limits to Built Development. It is 250m from the road and isolated. Since the 5 year housing shortfall in TW Borough, Hawkhurst has already over delivered on its obligation to 2026 and there is a greater need for smaller properties, as the HNPD demonstrates. There is a Permitted Development Right which convert character and heritage rural properties, but this is more of a rebuild. The site is surrounded by agricultural land so could be unsuitable and unsafe for children. There is a 2 year manure heap nearby. Fertilizer and manure is spread on the fields and it is unpleasant for nearby residents. There are biodiversity concerns, in particular for bats and slowworms. Great Pix Hall and Sawyers Oast use a concealed drive which is dangerous, particularly when exiting into the potential path of cars turning from the High Street into Slip Mill Lane. The proposal will not enhance Great Pix Hall which is Grade II Listed and it will have a negative impact.
- 1.7 A further resident spoke to object to planning application 110 (18/00589/FULL). He agreed with the previous speaker, repeating that the proposed site is within the AONB, close to a conservation area and outside of the Limits to Built Development. Two 4-bed houses could attract 12 residents and 4 vehicles. There was no transport statement with the application, no garaging was indicated and the location was unsuitable for additional traffic. This is a designated biodiversity area that would suffer a negative effect. He stated that Paragraph 55 of the NPPF

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states that isolated homes in the countryside should be avoided. HNBP seeks to protect views around Hawkhurst. In addition he felt there was a danger of creating a settlement that could attract further development, inappropriate in agricultural area.

- 1.8 A further resident spoke to object to planning application 110 (18/00589/FULL). He agreed with the previous speakers and stated that it was contrary to the HNBP, which was the result of a great deal of hard work.
- 1.9 A further resident spoke to object to planning application 110 (18/00589/FULL). She has clear views of the barn from her property, which would be impacted by this proposal. The access route passes her home and garden and is already dangerous, which causes her to worry for her own family. Proposals for maintenance of the track in the future are unclear. She often sees deer passing between her home and the barn as well as barn owls, buzzards, kestrels, red kites and others. There would be a negative impact during the construction phase and then with occupation. She does not agree that the proposal would enhance the area, rather that its effect would be urbanizing. Allowing the proposal would create a dangerous precedent for this type of change of use and be the thin end of the wedge. She observed that the landowner does not live at the property and would not experience the impact of the proposal.
- 1.10 A further resident spoke to object to planning application 110 (18/00589/FULL). The houses in the conservation area are over 100 years old and overlook the AONB. She believes that the impact on views has not been adequately considered, including from footpaths as well as the impact on wildlife and ecosystems. She feels that TWBC must do more to protect our ecosystems.

2. Apologies for Absence:

- 2.1 Apologies were received from Mr. P Jones and Mr. S Spanswick.

3. Declaration of interests:

- 3.1 MR declared a personal interest in Planning Item 11.4.109 as he knows the owner of the property which is opposite his own.
BW declared a pecuniary interest in Correspondence Items 9.4 and 9.5 Planning Items 11.4.100, 11.4.102, 11.4.106 and 11.4.110 as she has also submitted a planning application for housing development in the parish.

4. Approval and Noting of minutes of previous meetings

- 4.1 The Minutes of the Parish Council meeting held on 12th February 2018 were received.
The minutes of the Buildings Committee 22nd January 2018, Fete Committee 7th March 2018 and F&GP Committee 22nd January 2018 were noted.

4.2 Matters Arising from the Minutes

- 4.2.1 HCT 2018 submission to Charity Commission 5.2(i). The Charity Commission has responded to VWV, saying that they feel that overlap between HPC and the CIO is a potential concern (although this was explained in the application) and that the new hall project was not advanced enough to require creation of the CIO. JN and the Clerk will discuss with VWV if it is better to push back with CC or to delay until the project is more advanced.
- 4.2.2 Zebra crossing at All Saints and Rye Road 5.2.(iii). The Clerk met with Michael Hardy of KCC Highways at the site for a potential zebra crossing. He would be able to project manage for HPC for a design, charging time and costs at £5-10K, considerably less than the £12K fee quoted by the private contractor. The Clerk is still awaiting an update from Tesco on their continued willingness to put the S198 underspend for improvement of the village traffic lights into the construction cost of the zebra crossing.
- 4.2.3 Oriolo Twinning Project – MA has gone back to the twinning committee who accept HPC's reluctance to commit funds this year as it was not budgeted. He therefore plans to request a grant in the autumn for the costs of 10 young people to fly to Oriolo. The Clerk gave the opinion that benefitting 10 residents would be unlikely satisfy S137 criteria for benefitting the community and tourism powers would more likely apply to incoming tourism to the village of Hawkhurst than residents visiting other places.

5. Standing reports

- 5.1 Transport. MA reported that a resident of Stream Lane said it was being damaged by cut-throughs and large vehicles. The KCC Road Steward has offered to walk the lane with her. The Clerk has encouraged the resident to photograph the inappropriate vehicles for KALC and Sean Holden who are campaigning against HGVs on rural lanes. MA also told Members that confirmation has been received that the 349 bus to Hastings will again run this summer, to be reviewed in September.

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- 5.2 Police. All agreed that police figures will be circulated outside of the Full Council Meeting in future.
- 5.3 Local community.
- Speedwatch – JN reported that 144 speeders had been identified in February and excess speed averaged 32%. JN noted that HPC had agreed to fund a traffic survey outside the Cottage Hospital but that a date for this was yet to be confirmed.
 - Footpaths - MR reported that snow clearing had taken place on pavements in Hawkhurst and would like to thank Mrs Robertson, his wife, for helping him with this. They had been careful to carry this out during a period of thaw so that it didn't refreeze leaving ice. Overhanging trees at Fowlers Wood will be trimmed on March 15th.
 - Car Parking. JH had NTR. JN has a meeting with TWBC planners on Friday and will be raising the car parking need in Hawkhurst with Stephen Baughen.
 - New community hall – PW and CE. NTR for Feb but a meeting is planned for March 29th and Ruth McChesney has agreed to join the Hall Working Party as a resident representative.
 - War Memorial Project. The Clerk reported that further quotes for cleaning are being sought and that the family of Major Roberts have been approached and support the addition of his name to the Memorial.
- 6. Reports of Committee Chairmen**
- 6.1 Buildings – BF reported that a meeting is due on March 26th. The leaky gutters at the Copt Hall have been mended and the LED lighting will be fitted in Copt Hall on Tuesday. The Clerk will get a March start date for the balance of the streetlights to be fitted with LEDs. The internal decorating at the Kino has been completed and the external redecoration will be carried out when the weather improves. The windows at the parish office will also be repaired when the weather improves.
- 6.2 Land – MR reported that the Land Committee met on 26th Feb. It was agreed to wait until after the AGM, when hopefully land will have a full committee, before choosing a new vice chairman following the resignation of Cllr Hastie. The first of the bi-monthly play equipment inspections had been carried out with very few action points, which was very good. The snow had delayed the installation of the new see saw, to be rescheduled. Old equipment had now been removed and surfaces made safe. The roundabout replacement is also imminent. At Heartenok Playground, the repairs to the zip wire and beam are due at the end of the month.,
- 6.3 F&GP – Meeting was held on 19th Feb. JN was away but reported that the S106 wish list had been updated and an investment strategy reviewed and updated (see Item 7(i)).
- 6.4 Personnel – BF reported that a meeting was held on 8th March and he had been elected Chairman and DB had attended, having agreed to join in November. This was a single-purpose meeting related to Confidential Item 13(i).
- 6.5 Fete – JH – Members noted the committee is working hard, holding regular meetings.
- 6.6 NDP – A closing party is due and a review meeting with TWBC.
- 7. Matters for further discussion**
- 7.1 Investment Strategy – F&GP recommended the Draft Strategy dated 20 Feb 2018 to Full Council, following its review. JN proposed *Hawkhurst Parish Council accepts the Draft Investment Strategy dated 20 Feb 2018*, which was supported by 9 Members with one abstention from LE.
- 7.2 The Insurance premium for Came & Co 2018/2019 is due. This the final year of a 3 year agreement with them. JN proposed *Members agree payment to Came & Co of the premium for 2018/19 on April 1st 2018*. This was unanimously agreed.
- 7.3 Member Personal Data. The Clerk explained that HPC must be conscious of GDPR where Member personal data is concerned. TWBC have advised HPC not to put telephone and email data of Members in the public domain including on HPC's website due to the potential for abusive contact which had happened to TWBC Members. Personal data belongs to the individual but there was acceptance that having engaged in the democratic process, there was a purpose for limited data to be made public relating to elected Members. MA stated that he has contacted all Members to request their permission to publish their personal data in the Village Magazine.
- 7.4 Recycling of Plastics – MA stated that he was concerned about plastic in the sea and would like to see Hawkhurst and TWBC taking a lead in recycling plastics. Tea bags contain plastic and represent 150 tons a year in the UK. He wants to know if contaminated plastics end up in landfill CE thinks that is the case. Light plastics can be air jettted out from heavier ones. MA would like to know what TWBC do with plastics they cannot recycle. JN believes this is clearly stated on TWBC's website <http://www.tunbridgewells.gov.uk/residents/bins-and-recycling/what-goes-into-your-bins> . JN will get an update on plastics 13 March as the new refuse contract is due to be agreed.

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8.

Correspondence

	Date Received	From	Subject	Action
1	09.02.18	KALC	Committee on Standards in Public Life review of local government ethical standards, responses by 18.05.18	No Member volunteered to respond.
2	13.02.18	Mrs A Hastie	Resignation as Parish Councillor	Noted with recognition of her excellent service.
3	15.02.18	Dandara Ltd	Invitation to Key Stakeholder Preview Event re: proposed development off Copthall Avenue for 50 dwellings.	Noted
4	20.02.18	A resident	Objection to planning application 17/03899/OUT 62 dwellings Land at Ockley Road and Heartenoak Road.	Noted
5	22.02.18	A resident	Concern about proposed development off Copthall Avenue for 50 dwellings.	Noted
6	28.02.18	Chairman HPC	Letter of good wishes to K Hinton, TWBC on retirement	Noted
7	04.03.18	A resident	Query about location of Cranbrook Road bench.	Land Committee to investigate.
8	05.03.18	Hands of Hope	Request for grant for The Walled Garden	Clerk had met with J.Doran to explain HPC budgeting process and S137 grants. Grants link sent.
9	12.03.18	A resident	Objection to Planning Item 106: 18/00500/FULL	Noted

9.

Finance

INCOME AND EXPENDITURE FEBRUARY 2018

Accounts for payment	£	5,796.40
Payment received	£	110.00
Net Expenditure	-£	5,686.40
Cambridge & Counties	£	76,141.95
Cambridge Building Society	£	75,088.42
Lloyds Current	£	10,001.00
Lloyds Access Reserve	£	56,748.32
Petty Cash	£	13.41

9.1 Payments were examined and voted for unanimously.

9.2 The Chair informed Members that she had checked the bank rec. and that the petty cash has now been paid into the bank account. There is therefore no cash held at the office, per HPC Financial Regulations.

9.3 JN proposed that voucher 396 for £471.10 be written off as recommended by F&GP. All agreed.

10.

Planning

10.1. Planning & Highways Information:

Ref. No.	Proposal	Location	Comments
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17/00025	Telecoms mast	Opposite Golf Club, High Street	Enforcement action re: location cannot be justified.
Rural Services Network	Viability Assessments	Rural as well as urban areas	Causing loss of 50% of affordable houses needed.
PM	NPPF	Consultation to overhaul NPPF to deliver more homes	Closes 10 May
PM	S106 reform	Developer contributions to affordable housing	Closes 10 May
TWBC	Paperless	Paperless planning workshop 21.03.18	Wef 1 st April 2018
17/04186	Condition Variation	Allow granny annex to be occupied as a separate dwelling house	Application withdrawn
KCC	Double yellow lines	Herschel Place and Highgate Hill	Documents available until 2 nd April 2018.

10.2 Planning TWBC Approved:

Ref	Proposal	Location	Comments/Valid
17/02618/FULL	Single storey extension	The Lodge, Hastings Rd	Flat roof cannot be used as veranda, balcony or roof garden. Bat survey required.
17/04322/FULL & 04323/LBC	Conversion of former church to 7 dwellings	All Saints Church, Rye Road	Repair schedule for the well to be submitted.
18/00075/FULL	Conversion of rear part of garage into preparation kitchen for catering trailer.	3 Plum Tree Cottages	Noise and odour extraction and treatment schedules required.
18/00109/FULL	Variation Condition 2 17/00391	The Walled Garden, Hall House, Moor Hill	
17/04195/TPO	Fell 3 silver birches	17 Oakfield	Valid 2 years
17/04123/FULL	Single storey side extension	Fothersby Cottage, Rye Rd	
17/04140/FULL	Two storey side extension	5 Hammonds, Queens Road	
17/04249/SUB	Condition 3 Brickwork details	4 Riden Clock House, Rye Rd	
18/00019/FULL	Single storey part front and rear extensions	St Ewe, 21 Cranbrook Rd,	
18/00125/FULL	2 Storey side extension and single storey rear extension	7 Plum Tree Cottages, Horns Road	

10.3 Planning TWBC Refused:

Ref. No.	Proposal	Location	Comments/Valid
18/00133/NMA MD	Realign roof as pitched with additional 600mm	East Lynn, Slip Mill Lane	Material change to roof so planning permission required.

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10.4 Planning Applications received

BW left the room for applications 100, 102, 106 and 110.

Number	Application No	Proposal	Location	Comments	Decision	Agree	Against	Abstain	Plan Ctee
100	18/00373/ FULL	Replacement dwelling	Green Lawns, Stream Lane	Members feel that although the design is more sympathetic to those in the area, this proposal is too wide on the plot in comparison to neighbouring dwellings, creating a bulk and mass that is out of keeping with the properties in this streetscene. Furthermore, the impact is thereby detrimental to this rural lane and on the High Weald AONB.	Against	JH	7	BF	N
101	18/00293/ LBC	LBC replacement of door to outbuilding, repairs to brickwork and replacement of chipboard floor with softwood floorboards	Birchfield, Rye Road		Agree	9	0	BF	N
102	18/00459/ FULL	Change of use from D1 to C3 (residential) and conversion to a 2 bed flat and a 1 bed flat with parking	Moor Dental Surgery, Hensil Lane	Members feel that this development is over-intensive and 2 parking spaces would be inadequate in an area where there is no on-street parking for visitors or additional residents. It is felt that increasing the height to achieve the second dwelling is not desirable and that the property is more suited to one single level dwelling.	Against	MR, D B	4	3	N
103	18/00180/ FULL	Installation of flue for wood burning stove	Gun Green Oast, Water Lane		Agree	9	0	BF	N
104	18/00533/ FULL	Removal of condition 2 (occupancy) of planning consent 98/00244/FUL (Bungalow for manager of horticultural unit)	High Banks Nursery, Gills Green	The original grant of permission was strictly related to the business and for an employee of High Banks. Permission may not otherwise have been granted for a dwelling in this location. Access would have to be through the business site, It may be possible to grant a variation for another use but it should not be granted for private sale.	Against	MA, JH	7	BF	N
105	18/00514/	Erection of	2 Hunters		Agree	9	0	BF	N

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	FULL and 18/00515/LBC	single storey rear extension, front porch extension and internal alterations	Cottages, Conghurst Lane						
106	18/00500/FULL	Demolition of side and rear extensions and erection of 2 x 2-bed dwellings with new vehicular access.	Land adjacent 2 Belgrave, Woodbury Road	The proposal is felt to be overintensive, especially considering the existing consent at the rear of the site. This is a small site which seeks to increase dwellings from 1 to 4. creating 2 homes at the front of the plot instead of one loses the visitor parking space behind, which is badly needed given the existing parking congestion on Woodbury Road. Whilst it is preferable to join the development to 2 Belgrave using a similar design to it to create a more harmonious streetscene than previous designs, the additional height and slope of the land creates a very dominating and bulky presence for Hillbrook, whose light will be impacted, also by the proposed fence.	Against	0	7	JH,B F	N
107	18/00341/FULL	Demolition of existing greenhouse and erection of a garden room.	1 Risden Clock House, Rye Road		Agree	9	0	BF	N
108	18/00520/FULL	Rear 2 storey extension to use roof space and add dormer windows. Amendment to roof line of 0.6m.	East Lynn, Slip Mill Lane		Agree	9	0	BF	N
109	18/00651/FULL	Single storey rear extension and formation of habitable room in roofspace with front facing dormer	Ferncroft, School Terrace		Agree	6	JN	BF,M R,LE	N
110	18/00589/FULL	Conversion of steel framed agricultural barn to create 2 dwellings and associated change of use of	The Barn, Great Pix Hall Farm, High Street	Although Members recognise that PDR exists for change of use of agricultural buildings to residential, the proposal is felt to be inappropriately sited as it is close to a conservation area at Sawyers Green, a Grade II	Against	0	5	4	N

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	land to gardens, parking and turning areas.		listed building (Great Pix Hall), outside the LBD and its design cannot be said to be of exceptional quality or to enhance the AONB. Furthermore the egress from the track onto Slip Mill Lane suffers reduced visibility and is not felt to be safe for additional residential traffic. The site is disconnected from other residential amenity and isolated and not sustainable and the NDP establishes a need for smaller housing types than 4 bedroom. There are drainage concerns and biodiversity concerns, particularly in relation to bat habitat in current use.						
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11. Burials and Memorial

Interment Date	Deceased	
15 th February 2018	Sybil Jones	Burial
15 th February 2018	Pamela Betty Moss	Burial

12. Notes and Information

	Date	from	subject
1.	06.02.2018	Hospice in the Weald	Pop Up Food Fest In Hawkhurst
2.	26.02.2018	KALC	Feb Newsletter
3.	26.02.2018	North Ridge PPG	Newsletter
4.	12.03.2018	Rural Kent	Dates from April – October for the Coffee and Information Cafes

13. Confidential

- 14.1 Members voted to go into closed session.
- 14.2 Members noted a letter from Hawkhurst Community Partnership to the Financial Ombudsman.
- 14.3 Members noted the letter of retirement of the Clerk and discussed plans to advertise for a replacement.

14. Closure

- 14.1 The meeting closed at 21.55

15. Future Meetings

- 15.1 The next meeting of the Parish Council will be at Copt Hall on Monday 9th April 2018 commencing at 19:45.

Signed.....Date.....

Julia Newman, Chairman of the Parish Council.