

## Hawkhurst Parish Council

### Meeting: Full Council

Date 9<sup>th</sup> July 2018

### Copt Hall

Ref: Rg/01/18

**Present:** Mrs J. Newman (chairman), Mr. J Hunt, Mr. P Jones, Mrs J Pyne, Dr. M Robertson and Mrs B Weeden

#### **Additional circulation**

Mr S Holden, Mrs B Palmer, Mr P Thomson and Mr G Bland.

#### **Agenda item 1. Adjournment for public speaking**

1. 1 KCC Cllr Holden addressed the meeting. KCC are undertaking extensive consultation on rural transport, The Big Conversation. Due to a clash the meeting on Wednesday 12<sup>th</sup> July 2018 has been deferred to Tuesday 24<sup>th</sup> July 2018, 7.30 at High Weald Academy. It seeks views on rural transport issues such as buses, taxis, voluntary car services etc. An example of the pressure on bus subsidises is that the Hawkhurst to Tenterden bus last year only had 900 passengers or 3 per day, each with a subsidy of £18.50 per journey.
- 1.2 Cllr Holden also highlighted that he was liaising with KALC on the Lorries / HGV strategy for Kent and some specific work relating to Goudhurst with the aim of “down classifying” of the A262 to a B road and therefore further restrictions on HGVs usage.
- 1.3 At Hawkhurst HGV’s are a major problem as 900 – 1,000 per day pass through the Highgate Hill crossroads.
- 1.4 BW asked regarding signs for narrow roads to restrict HGV around Hawkhurst. Cllr Holden referred to a project in Leicestershire which developed “no go areas” for HGV – allowing for exceptions such as agricultural vehicles.
- 1.5 PJ asked to confirm the passenger subsidy – Cllr Holden confirmed £18.50. Which was why they were seeking alternatives such as taxi’s / volunteer car service.
- 1.6 Cllr Holden then confirmed that he would support the Silent Soldier project with £250 towards the cost of commemorating the 100 years since the ending of the First World War.
- 1.7 TWBC Cllr Thomson addressed meeting and stated he was looking forward to serving the community as the new Councillor for the area.
- 1.8 Cllr Thomson is concerned about the amount of existing housing putting pressure upon the village services, let alone potential future housing growth. He noted that Highgate Hill crossroads has long been a cause for concern and it has been called

the “worse crossing in Kent”. Reports some 20 years ago referred to the need for a by pass for Hawkhurst.

- 1.9 In addition Cllr Thomson is concerned about the air pollution, caused by the traffic and the potential harmful impact especially on children.
- 1.10 TWBC Cllr Palmer stated that she would support the War Memorial project.
- 1.11 KCC Cllr Holden also state that he would support the War Memorial project
- 1.12 PC Cllr Jones stated that he would update the meeting on the War Memorial project.

## **Agenda item 2. Apologises for absence**

Ms. C Escombe (Vice Chairman), Mr. M Appelbe, Mr. D Blackman, Mr. P Whittle, Mr. B Fitzpatrick and Mrs. L Edmeads

## **Agenda item 3. Declaration of interest**

- 3.1 Cllr Weeden declared an interest regarding item 11. Planning – application 4.

## **Agenda item 4. Co-option**

- 4.1 Cllr Newman updated the meeting that the potential person who submitted a co-option letter could not attend the meeting so this will be carried forward to the next meeting.

## **Agenda item 5. Approval of minutes**

### **5.1 Approval and noting**

- 5.1.1 Parish Council minutes of the meeting held on 11 June 2018 – agreed and signed by the Chairman.
- 5.1.2 Land Committee minutes of meeting held on 25<sup>th</sup> June 2018 – noted.
- 5.1.3 Fete minutes of meeting held on 17<sup>th</sup> June 2018 - noted.

### **5.2 Matters arising from the minutes**

- 5.2.1 Cllr Newman updated the meeting regarding the New Community Trust and that 6 new potential trustees had come forward and two of them would be nominated as trustees – who were not members of the Parish Council. In addition the solicitors are producing a revised draft Charity Commission document. Further updates at the next meeting.
- 5.2.2 Cllr Weeden emphasised the need to read the GDPR documents and asked all Councillors present to sign the Privacy Notice and return to the clerk, if they had not done so already.
- 5.2.3 Cllr Newman congratulated Cllr C Escombe on her response to the Local Green Spaces consultation which was well received by TWBC and they responded like wise.

## Agenda item 6 Standing reports

6.1 **Transport and Highways** – As Cllr Appleby had given his apologies Cllr Newman updated the meeting regarding the Big Conversation. She had attended a Parish Council seminar/workshop which was very well organised. There are public consultation events (e.g. High Weald Academy, Cranbrook Tuesday 24<sup>th</sup> July 2018 at 7.30pm) which all are welcome to attend. Cllr Appleby will attend and then liaise with Cllr Newman for a further update to Council.

## 6.2 Local community interest

a) **Footpaths** – Cllr Dr Robertson updated the meeting on the Walkfest (4<sup>th</sup> August 2018) and showed a poster that will be displayed at key points in the village, along with adverts in the Wealden Advertiser, Council website, FACEBOOK and handing out leaflets. JP suggested promoting in Next Door Hawkhurst.

b) **New Community Hall** – carry forward

c) **War Memorial** – Cllr Jones highlighted that although work had been carried out to clean up the war memorial it was not as clean as they would like so are going to chase up. Darren Gould has been appointed to do the wood trim for the memorials and a tree surgeon has been appointed at £100 and we are awaiting an appropriate time.

The additional names have been gathered and two plates will be added – one for 1914 - 1918 and another for the Afghan war. A letter writer has been appointed.

Cllr Hunt has taken before and after photos as the project has evolved.

Cllr Jones will further update the Council at the next meeting.

## Agenda item 7. Reports of the Committee Chairman

7.1 **Buildings** not due until 30 July 2018

7.2 **Land** – Cllr Dr Robertson stated that the Land Committee walkabout had been very fruitful and a series of action points had been agreed. Major points were.

7.2.1 Cemetery – New Notice Board now in place, Anita is developing the notices and Cllr Robertson will cover with 2mm Perspex cover. The entrance gate is a concern. Centre post needs repairs and the top replacing – in contact with a carpenter to obtain a quote. Gates themselves need new iron works – will seek quotes in late July 2108. Also one grave has ornaments and Anita will notify the family.

7.2.2 Playgrounds – in good repair awaiting ROSPA report. Only concern is that after heavy rain bark chipping washed away from older equipment – i.e. slide at KGV. MR asked for the bark chipping to be topped up immediately

7.2.3 Allotments – no major issues on walk about. However note the increase in annual allotment fees by £1 per year.

- An allotment from £22 to £23 from September 2018

- Additional allotments from £25 to £26 from September 2018

7.3 **Finance and General Purposes** – Meeting due on 16.7.2018

7.4 **Personnel** – no meeting held in period

7.5 **Fete Committee** – Cllr Newman updated the meeting. In general discussions it was felt that the Fete Committee would be better placed to raise funds if it was stand a stand alone group rather than a Parish Council Committee, as a Parish Council committee has constraints regarding fund raising.

7.5.1 Therefore the Fete Committee is seeking to clarify the cost of insurance, as this was the original factor in being a Parish Council Committee.

7.5.2 In future the Parish Council could consider supporting the cost of insurance for a stand alone Fete community group as a contribution for the benefit of the whole community.

7.6 **Planning Advisory Committee** – Cllr Dr Robertson substituted for Cllr Escombe. Cllr Newman thanked Cllr Escombe for the thorough notes. Actual issues to be discussed in item 11.

7.6.1 Cllr Dr Robertson stated that the light touch review of the Neighbourhood Development Plan was due on 27 July 2018 and would be reported to the Council.

#### **Agenda item 8. Matters for further discussion**

8.1 Big Conversation on Rural Transport – already discussed in item 6.1

8.2 Draft Public Rights of Way Improvement Plan consultation – Cllr Dr Robertson agreed to lead consultation feedback on his return from holidays and is also obtaining the “Blue Book” the national guidance for Rights of Way to assist and will report back to Council. JN pointed out PROW is referred to in the NDP.

8.3 Chairman’s letter to KCC regarding traffic – Cllr Newman emphasized that this has support from KCC Cllr Holden and is waiting a full response from the Director of Transport at KCC.

8.4 Cllr Newman raised the issue of the Chairman’s letter. It is currently sent to Parish Magazine – but due to lead in time is often out of date by time of publication. Therefore propose to publish on website, noticeboard and FACEBOOK a week after the Parish Council meeting, the Parish Magazine can copy it from there.

#### **Agenda Item 9. Correspondence**

	Date Received	From	Comment
1	8 June	Peter Emberson	
2	21 June	Flix and Pix 2018	
3	22 June	Colin Tall	Unanimously agreed not to write to MP

4.	29 <sup>th</sup> June	NHW West Division Kent	
5.	29 <sup>th</sup> June	TWBC – Landscape and Diversity	Already noted

## Agenda item 10. Finance

### INCOME AND EXPENDITURE JUNE 2018

Accounts for payment	£	8785.42
Payment received	£	1578.00
<b>Net Expenditure</b>	<b>£</b>	<b>7,207.42</b>
Cambridge & Counties	£	76,141.95
Cambridge Building Society	£	75,201.05
Lloyds Current	£	10,224.77
Lloyds Access Reserve	£	50,211.19

The above figures were noted and signed off by the Chairman

The financial payments were examined and voted for unanimously.

## Agenda item 11. Planning

Cllr Weeden left the meeting for number 4 - 18/01961/FULL

### 11.1 Planning & Highways Information:

Ref. No.	Proposal	Location	Comments
NA	Temporary Road Closure	Slip Mill Lane, Hawkhurst	From 19 <sup>th</sup> July 2018 for 5 working days

### 11.2 Planning TWBC Approved:

Ref	Proposal	Location	Comments/Valid
18/01208/FULL	Installation of ground source heat pump	Gun Green Oast, Water Lane, Hawkhurst, TN18 5BA	
18/01231/ADV	Advertisement – Retrospective – 1no. Fascia Sign:1no. Hanging sign:1 no. Hoarding sign:& 6no. panel signs	Herschel Place, Highgate Hill, Hawkhurst, TN18 4LB	Expires 5 years from 8 <sup>th</sup> June 2018 approval date (8 June 2023) The Clerk to investigate why difference between this expiry date and the expiry date for 18/01313/ADV
TW/18/894	Proposed change of use from woodland to form an extension to the existing wastewater treatment works to	Hawkhurst North Wastewater Treatment works, Heartenoak Road Hawkhurst TN18 5EY	

	be occupied by a vehicle turning head		
18/00955/LB C	Listed building consent – conversion of Granary cottage from ancillary residential accommodation for Slip Mill into a self contained 4 bedroom residential dwelling house with associated curtilage and listed building consent for internal alterations, changes to fenestration, conversion of the former stable, glazed infill of the southern cart stand, and removal of the twentieth century chimney stacks	The Granary, Slip Mill Lane, Hawkhurst TN18 5AB	Material amendment to change site boundary and residential curtilage on applications ref: 16/07520/FULL &16/07521/LBC
18/00954/F ULL	Listed building consent – conversion of Granary cottage from ancillary residential accommodation for Slip Mill into a self contained 4 bedroom residential dwelling house with associated curtilage and listed building consent for internal alterations, changes to fenestration, conversion of the former stable, glazed infill of the southern cart stand, and removal of the twentieth century chimney stacks	The Granary, Slip Mill Lane, Hawkhurst TN18 5AB	Amendment to change site boundary and residential curtilage on applications ref: 16/07520/FULL &16/07521/LBC
18/01369/F ULL	Demolition of existing single storey extension	1 Talbot Place, Talbot Road, Hawkhurst TN18	

	and construction of two storey side extension	4NA	
18/01379/LB C	Listed building consent – Partial rebuilding of existing chimney	Tilden Farmhouse, Water Lane, Hawkhurst TN18 5AY	
18/01313/A DV	Advertisement – 4No. hoarding advertisements (retrospective) and sign board	1-27 Site of Birchfield Grove, Hawkhurst, TN18 5AF	Expires 31 December 2018 The Clerk to investigate why difference between this expiry date and the expiry date for 18/01231/ADV
18/01376/F ULL	Demolition of rear and side extensions and construction of new 2 storey side and rear extension and a single storey rear extension	Saintfield, High Street Hawkhurst TN18 4JP	

### 11.3 Planning TWBC Refused:

Ref. No.	Proposal	Location	Comments/Valid
18/01303/FU LL	Proposed replacement dwelling with two –bay car port	Oylers Farm Cottage, Attwaters Lane, Hawkhurst TN18 5AR	

### 11.4 Planning Applications received: [TWBC Planning Portal](#)

No	Application No	Location	Proposal	Decision
32	18/01836/FULL	Proposed single storey side extension, alterations to fenestration including a new window to the front elevation and replacement doors/windows to rear elevation to rear elevation and internal alterations	5 Hutsons Court, Woodbury Road, Hawkhurst TN18 4EH	PAC recommendation – Support  Council decision – Support unanimously
<p><b>Comments</b> Materials to match existing. So is in line with NDP which states extensions should be sympathetic to the host house. It doesn't appear to affect neighbours. Will not impact on parking - the court has own private parking area and the part of the garden being built on could not be accessed by a car. No comments from neighbours.</p>				
33	18/01643/FULL	Erection of shed	Willow Cottage, Winchester Road, Hawkhurst TN18 4DQ	PAC recommendation – Support with condition  Council decision

				– Support with condition.  Unanimously
<b>Comments</b> No comments from neighbours. Condition: Weatherboard should be cream rather than grey as this is more sympathetic to the surrounding houses (and the village as a whole).				
34	18/01828/ADV	Advertisement – Assorted Fascia signs: 2 X “MFG” branded fascia’s over shop front: 1 X “Londis” fascia sign: 1 X “Subway” fascia sign: 1 “MFG Tablet” sign: 1 X “Subway” fascia sign; & 1 X Poster sign	Highgate Service Station, Rye Road, Hawkhurst TN18 4HA	PAC recommendation – Object  Council decision – Object, unanimously
<b>Comments</b> Visual impact on the conservation area, Dunks (listed) and Highgate Hall (non-designated heritage asset) is unacceptable. The number and size of signs is completely unnecessary. When the plan for the Subway was under consideration, the applicants stated that this would not compete with other local business and was for use of drivers using the petrol station, rather than attracting additional traffic/customers. It is, therefore, questionable why so many signs should be considered necessary. Many of the signs are illuminated - no businesses in the conservation area have had approval given for illuminated signs. Dark skies - the lighting levels appear very high and are well above light meter readings taken recently as part of the dark skies project. Minimising the impact of unnecessary lighting is a part of the design guidance in the NDP. <b>The proposal is not in keeping with the conservation area.</b> In fact, it doesn’t appear that any consideration has been given to the fact that this is a conservation area. Even without illumination it is not consistent with the character of the street scene. It is harmful to the conservation area and nearby heritage assets. Development in a conservation area should enhance the conservation area. By no stretch of the imagination could this be said to preserve or enhance the character or appearance of the conservation area. When signage was approved in 2012, the conservation officer noted <i>“it is considered that the new signage, while having a greater impact than the existing, is not so much worse than the existing signage that it constitutes a significantly greater harmful impact. The proposal is considered acceptable but at the extreme limit of its impact.”</i> This proposal goes well beyond this limit. More recently, changes to signage in 2017 were approved on the grounds that the signage was <i>“low key visually. None of the signs are proposed to be illuminated.”</i> Consequently that proposal was <i>“not considered to cause material harm to the visual amenity of the street scene or the setting of the conservation area”</i> . This is not the case with this current proposal, which does cause material harm and is visually intrusive.  HPC request that this application should be referred to the Planning Committee should the Officer’s decision differ from that of the Parish Council.				
35	18/01961/FULL	Conversation of redundant agricultural	Land at junction of Conghurst Land and	PAC recommendation



		barn to residential dwelling house	Hastings Conghurst Conghurst Hawkhurst	Road, Farm, Lane,	- Object Council decision - Object, unanimously
<p><b>Comment</b></p> <p>This is outside the LBD, in the AONB and is agricultural land (grade 3). NDP 7.9 - land classed as grade 3 or higher should be retained as agricultural land. The application is for the conversion of a redundant barn. However, it was in use up until a month or so ago (end of May). TW LP H13 5 states that conversion to residential is appropriate if the re-use of building for economic development purposes would be inappropriate. If the barn was still being used a month ago, is this the case?</p> <p>And a TW LP H13 6 adds if the conversion would meet an identified need for local houses. This development is for a 5-bedroom house and therefore does not meet the identified housing need in Hawkhurst. The NDP design guidance notes state that new development should be based on local need.</p> <p>TW LP Policy H13 includes the proviso that the building should be capable of conversion without extensive alteration or rebuilding. Although it is proposed to use the same frame, it would require extensive rebuilding - all the walls and roof.</p> <p>NPPF - 55 - avoid isolated new homes unless it re-uses redundant or disused buildings and leads to an enhancement to the immediate setting or exceptional or innovative design. We do not feel this design is exceptional or innovative. Building has been in use up until end of May 18. Is that actually redundant?</p> <p>Constraints indicate that this is in a strategic flood risk area &amp; also Environment Agency flood zone 2 (&amp; 3?). NPPF - development should be avoided in areas at risk of flooding FZ2 &amp; 3, also FZ1 if there are critical drainage problems. Response from Environment Agency indicates land is in FZ2, with building in FZ1. They have not commented as this is outside their remit, other than to suggest local knowledge is used.</p> <p>Protected species - badgers and bluebells. No evidence of bats, but thought likely to be present in biodiversity report. Area where bluebells are, would be fenced off during building for protection. Wildflower meadow will be planted. Biodiversity Management Plan makes several recommendations for bat, bird boxes etc. It's not evident that these have been included in the application.</p> <p>AONB.</p> <p>It is outside the LBD and is not sustainable from a travel point of view. NDP states development should be within LBD &amp; walking distance. The bus stop 1.4km away, which is beyond 1.2km preferred maximum, and well in excess of the 800m specified in the NDP (HD1 &amp; 7.17). The footpath starts 500m from the site. Therefore, residents would be expected to walk along the B2244, which is a busy road (&amp; planning statement says traffic speeds are fairly fast). Transport assessment suggests residents would walk to bus stop at the Moor for 20 mins along the road. It also suggests local terrain is reasonably flat so lends itself to walking and cycling - this is patently not true. Transport assessment indicates crossroads is an accident site - yet promotes walking and cycling past this in the road as there is no path. The transport statement also states that the Moor provides local facilities including a Church, Public House and local shops. There are no shops in the Moor. Therefore, residents would need to continue into the Highgate area of Hawkhurst. Not only are residents highly unlikely to do this, it would be dangerous if they were to do so. The NDP has not been considered when making this application. The planning statement refers to the TW Local Plan and NPPF being the relevant policies. Consequently, it ignores the policies and design guidance in the NDP, such as flue for log burners, "lifetime homes", resource efficiency etc.</p> <p>HPC request that this application should be referred to the Planning Committee should the</p>					

Officer's decision differ from that of the Parish Council.				
36	18/01926/FULL	Ground floor rear infill extension and first floor rear extension	Bokes Farmhouse, Horns Hill, Hawkhurst TN184XG	PAC recommendation – Support  Council decision – Support, unanimously
<b>Comment</b> No comments from neighbours. Materials are generally to match existing and there doesn't appear to be much difference in size.				
37	18/01935/FULL	Erection of temporary classroom building for three year period	St Ronans School, Water Lane Hawkhurst, TN18 5DJ	PAC recommendation – Support  Council decision – Support, unanimously
<b>Comment</b> Made every effort to make temporary classroom look better - wood cladding.				
38	18/01700/FULL	Erection of an all timber adventure playground	St Ronans School, Water Lane Hawkhurst, TN18 5DJ	PAC recommendation – Support  Council decision – Support, unanimously
<b>Comment</b> Won't impact anyone else and looks really good for the children.				
39	18/01800/FULL	Demolition of existing stables and erection of replacement stables	Cowden Bothy, Horns Road, Hawkhurst	PAC recommendation – Support  Council decision – Support, unanimously
<b>Comment</b> Would appear to be an improvement. Trees to be protected during construction. Using traditional materials as in NDP Design Guidelines. No comments from residents.				
40	18/01951/FULL	Construction of two storey rear extension, replacement dormer windows and insertion of Velux roof lights	Westwell, Stream Lane, Hawkhurst TN18 4RD	PAC recommendation – Support with condition  Council decision – Support, unanimously with condition.
<b>Comment</b> Won't be out of proportion with neighbouring houses. However, dark weatherboarding does not match local vernacular in Hawkhurst generally, or the				

local street scene.

Condition - materials should match existing (and neighbouring property, which is of a similar design) and retain tile hanging. If this is not practical, then weatherboarding should be white to match in with

### **Agenda Item 12: Burial and Memorial**

<b>Date</b>	<b>Deceased</b>	
4 June	Ella Mary (Peggy) Williams	Interment of ashes
11 June	David George Wood	Burial
12 June	Sylvia Rose Edmett	Interment of ashes
21 June	Elizabeth Maud Bull	Interment of ashes
22 June	Heather Rose Murphy	Burial

### **Agenda item 13. Notes and information**

None.

### **Agenda item 14. Confidential**

Meeting with TWBC

Meeting closed at 8.55pm

**Next meeting – Monday 6<sup>th</sup> August 2018**

Signed.....Date.....  
 Julia Newman, Chairman of the Parish Council.