

Hawkhurst Parish Council

Hawkhurst Parish Council

Meeting: **Full Council**

Date: 9th Jan 2017

Ref: NG.

Copt Hall

Typed: 11th Jan 2017

PRESENT

Mrs. J Newman (Chairman), Mr. P Dartnell, Mr. B Fitzpatrick, Mrs. A Hastie, Mr. J Hunt, Dr M Robertson, 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 reported that TWBC Overview and Scrutiny committee would be meeting next in Hawkhurst. They had recently held a meeting focusing on Speedwatch and the problem of rural speeding.
- 1.2 KCC Cllr Sean Holden reported that he had arranged a meeting with Helen Grant at the end of 2016 with our local Speedwatch team. KCC require a high level of casualties for the provision of cameras, which HG and SH were arguing against in favour of use of Speedwatch data. SH had just attended a Joint Transport Board meeting where the danger and problems of HGVs in Kent had been discussed. Hawkhurst suffers especially with its designation and narrow pavements. The meeting learnt that an HGV a second will soon be coming out of Dover. It is a big problem in rural Kent and SH is pushing for focus on this. TWBC are also discussing banning HGVs in Calverley Park Gardens. Industry Sat Nav systems are also an issue. Huge flower lorries in Cranbrook and Hawkhurst are especially noticeable. There is a new Chair of the Transport Cabinet Committee and SH will push them on these issues. SH asked after the progress in relation to the feasibility of the Highgate roundabout scheme. Clerk is to chase Vicki Hubert and copy SH.
2. SH also offered funds for changing speed limits on rural lanes from his Members Fund. Members discussed considering much reduced limits on 'rat runs' like Delmonden Lane, Conghurst Lane, Heartenoak Road, Stream Lane, Slip Mill Road and Slip Mill Lane and Water Lane. SH hopes to be re-elected in May after which his ward would include Goudhurst since the recent Electoral Commission boundary review in Kent for KCC. The KCC budget will be considered in February and the biggest issue is social care with an additional ring-fenced 2% over 3 years newly permitted by government on county precepts for this.

Apologies for Absence:

Apologies were received from Mr. P Jones, and Mr. M Appelbe, Mrs. M Brinsley, Miss M. Cronin and Mrs. B Weeden.

3. Declaration of interests:

- 3.1 JN declared a personal interest in Planning Item 96 as she knows the resident and owner of the property.

4. Approval and Noting of minutes of previous meetings

- 4.1 i) The Minutes of the Parish Council meeting held on 12th December 2016 were received, accepting the typo corrections identified by JN .
- ii) The minutes of the Buildings Committee 19th December were noted.
- iii) The minutes of Land Committee 28th November 2016 were noted.
- iv) The minutes of NDP Committee 28th December 2016 were noted.

4.2 Matters Arising from the Minutes

- i)HCT 2016 Governing Document (4.2 ii 12.12.16). The query raised by MB on 12th December had been satisfactorily explained to her and the explanation put on the Members File for all Members. No further queries had been raised with the Clerk. JN, supported by MR, proposed '*The November 2016 Draft Constitution for Hawkhurst Community Trust 2016 is accepted by Hawkhurst Parish Council and shall be submitted to the Charity Commission to provide a foundation for that trust*'. This was unanimously accepted.
- ii)KALC Community Award Nominee (4.2 iii 12.12.16) The successful nominee by vote of the Members for this award for 2017 was Anne Wheelhouse. Clerk to notify AW and KALC.

5. Standing reports

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- 5.1 Transport. NTR
- 5.2 Youth. HPC supported 2 dance sessions for the Youth Group using the new facilities at Bowles Lodge, but they did not go very well and are not being repeated.
- 5.3 Police. JH reported that Crime statistics were 22 for December, including 1 burglary, 3 burglary other than a dwelling, 1 theft, 2 sending a letter conveying a threat, 2 theft from a motor vehicle, 2 criminal damage, 1 vehicle interference, 1 owner of a dangerous dog, 2 disclosure of an improper photograph, 1 threat to destroy property, 2 harrasments and 4 assaults.
- 5.4 Local Community
- Speedwatch – the stats for November are at Item 12.1. Members discussed the possibility of making a request to Cllr Holden for flashing 30 signs downhill on Highgate Hill and uphill on Moor Hill. Clerk to write to SH to suggest this.
 - Footpaths – MR and the Clerk have met with Earl Bourner and Emma Pavitt KCC to walk the High Street from Philpotts Cross to Sawyers Green. All agreed the pavement needs action from KCC, TWBC and HPC together. KCC will endorse HPC efforts to see hedges obstructing pavements reduced and support HPC letters to landowners. The footpath map will be moved outside Waitrose nearer the pavement. MR has received a request for and agreed to a 14 year old resident to volunteer for his Duke of Edinburgh award by litter picking in the playfields.
 - HCT – The Clerk reported that now that the draft constitution has been approved by Members (see Item 4.2i), once nominated (see Item 7.iii) and elected trustees can be named, we can instruct VVV for its submission to the Charity Commission.
 - Car Parking. NTR
 - New community hall – this will be added as a new standing item from February to be reported by PD and AH and their working party.
6. Reports of Committee Chairmen
- 6.1 Buildings – BF - a meeting was held on December 19th. The streetlighting contract with Opus was reviewed. A meeting has been set for Jan 25 to discuss LEDs with Streetlights. The lost lamppost in Rye Road has been replaced. A second quote is being sought for broken glass at Copt Hall. Quotes are being sought to paint the inside of Copt Hall whilst contractors are available. A meeting was held with More4kidz, who will use the Sports Hall 3 days instead of 5 from 4th Jan and spare capacity at Copt Hall on Thursdays may be taken up.
- 6.2 Land – MR expressed his sadness at losing Colin Williamson as Vice Chair following his resignation (see Item 8.4) He expressed great appreciation of all of Colin's hard work and dedication to the Land Committee during his years at HPC. The next meeting will be January 23rd. AH and MR had met with Playsafe that morning at KGV. The company was queried about the difference their climbing frame in buying from Finland and buying it in the UK. Import tax, transportation, erection, the base and 20 year guarantee are only included in the UK price. It was therefore concluded to take the UK all-in price. Also, buying direct from the installer should bring the price in under the £16,000 previously quoted. It was agreed to site the climbing frame further north of the old one so as to allow for any future enlargement of parking at KGV. The larger uranium model will fit this location. AH has submitted a grant request to TWBC for up to £4,000 towards the new climbing frame. The climbing frame is budgeted for from April 2017, but MR, supported by AH requested that *Hawkhurst Parish Council will make funds available from reserves temporarily if required to pay for the climbing frame before April, to be repaid by the new budget after April 2017.* This was unanimously agreed. AH reported that contractors to supply the adult gym at Hearten oak were being looked at, following the successful application for a grant from the Tesco Bags of Help fund. Clerk to check with them to see if any further approval of suppliers is required by TBH. PD asked when the next Bags of Help round started and PW wondered what Waitrose might be prepared to offer.
- F&GP – NTR
- Personnel – NTR
- 6.3 Fete – NTR
- 6.4 NDP – JN reported that the examiner had accepted TWBC's conclusion that SEA and HRA Assessments did not need to be carried out. The examiner has since sent a further 7 questions. Answers are in preparation and will be sent back this week.
- 6.5
- 6.6
7. Matters for further discussion
- 7.1 Budget 2017/18. This has been considered and developed in draft form since September, twice each by F&GP, Buildings and Land Committees. JN, supported by PW proposed that *Hawkhurst Parish Council adopts 2017 Budget version Draft 2, setting a precept for 2017/18 of £121,168.00.* This was unanimously agreed.
- 7.2 Additional wording for Neighbourhood Development Plan. The examiner had requested additional wording in the introduction section to give contextual material on population, housing and employment. JN, supported by JH proposed *Hawkhurst Parish Council will add the words "The 2011 Census gives a population for Hawkhurst of 4,911, living in 1,997 households. Of a working age population aged 16 – 74, in Hawkhurst 72% were found to be*

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economically active.” to the start of section 2.3 headed Hawkhurst Today on page 9 of Hawkhurst Neighbourhood Plan. This was unanimously supported.

- 7.3 Hawkhurst Parish Council nominated trustees for Hawkhurst Community Trust 2016. Following discussion amongst Members, JN proposed *Hawkhurst Parish Council appoints Ruth McChesney, Peter Dartnell, Arabella Hastie and Brian Fitzpatrick as the 4 nominated trustees for Hawkhurst Community Trust 2016. This was unanimously agreed.*

8. Correspondence

	Date Received	From	Subject	Action
1	15/12/2016	A resident	Cc of letter to TWBC re: Concern about parking Copthall Avenue and a need for yellow lines.	Noted
2	23/12/2016	Porchlight	Sincere thanks for £100 donation.	Noted
3	30/12/2016	Lord Lieutenant of Kent	Invitation to Service at Rochester Cathedral 14.03.17	JN has sent acceptance.
4	04/01/2017	Cllr C Williamson	Letter of resignation.	JN spoke for all Members when she said that they were all thinking of Colin and Carole. JN was personally very sorry to see Colin leave but she knew that this was a positive decision for them and again she spoke for all when she said they all wished them well.

9: Finance

INCOME AND EXPENDITURE DECEMBER 2016

Accounts for payment	£	9,538.83
Payment received	£	1,280.62
Net Expenditure	-£	8,258.21
Cambridge & Counties	£	75,000.00
Cambridge Building Society	£	75,000.00
Lloyds Current	£	10,448.50
Lloyds Access Reserve	£	74,722.34
Petty Cash	£	13.41

9.1 Payments were examined and voted for unanimously.

9.2 JN confirmed that she had checked the bank rec. and the petty cash.

10. Planning

10.1. Planning & Highways Information:

Ref. No.	Proposal	Location	Comments
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22/11/2016	Letter to Rosemary Kidd enclosing SEA/HR screening of Hawkhurst NDP.	Hawkhurst NDP	RK has confirmed by email that she is satisfied with these 15.12.16
15/12/216	Questions from RK re: Hawkhurst NDP	Hawkhurst NDP	Replies being prepared
22/12/2016 16/07090/FULL	Planning Committee TWBC to consider latest Highgate Hill application 16/07090/FULL mid Feb or early March	Highgate Hill	
09/01/2017	Road closure for up to 8 weeks from 13 Feb 2017.	Heartenoak Road	KCC. New exit onto Cranbrook Road.

10.2 Planning TWBC Approved:

Ref	Proposal	Location	Comments/Valid
16/07205/FULL	Internal alterations, extension to garage, demolition of lean-to and new dining room.	Woodsden Oast	
16/06666/FULL	Additional window to first floor rear elevation.	2 Gingerbread Lane	
16/06636/FULL	Addition of rear-facing roof extension and 2 rooflights to front slope and amendment to prev. approved single storey rear extension.	1 Homewood Cottages, Ockley Lane	
16/07062/FULL	2 Storey rear extension, infill of terrace; new porch canopy, conversion of stable block.	Sisley Oast, Sopers Lane	
16/07114/LBC	Removal of internal wall between kitchen and dining room and installation of double glazed doors and windows.	Old Highgate House, Rye Road	
16/07164/FULL	Retrospective conversion to annexe	8 Plum Tree Cottages, Horns Road	
16/07198/FULL	Erection of a summer house	Skelcrosse, Horns Hill	
16/06863/FULL	Change of use from pub to private dwelling	The Black Pig, Moor Hill	

10.3 Planning TWBC Refused:

Ref. No.	Proposal	Location	Comments/Valid
16/06637/FULL	Ancillary living unit for family member	The Cedars, Tongswood Drive	Scale, siting and extent of accommodation provided means not clearly ancillary to main building and could be tantamount to a separate dwelling in the future. Also visual intrusion and harm to AONB.

10.4 Planning Applications

Nu mb er	Applicati on No	Proposal	Location	Comments	Decisi on	Agre e	Ag ain st	Abst ain	Plan Ctte e
92	16/07617/ FULL	Part retrospective - retention of a pond	Cowden Farmhouse, Horns Road		Agree	6		AH	N
93	16/07742/ FULL	Part retrospective - adding roof penetrations to	Hawkhurst House, Cranbrook		Agree	6		AH	N

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		accommodate flues	Road						
94	16/07769/ FULL	Erection of blind dormer over existing building works for headroom	19 Smugglers		Agree	6		AH	N
95	16/07788/ FULL and 16/07789/ LBC	Part retrospective - amended landscaping, front wall and gate	Lillesden Park, Hastings Road		Agree	6		AH	N
96	16/07781/ FULL	Single storey extension and associated alterations	Bramwyn, Talbot Road		Agree	5		AH, J N	N
97	16/07743/ ADV	Advertisement - 2 freestanding externally lit brick wall care signage; 1 to main and 1 to rear entrance	Hawkhurst House, Cranbrook Road		Agree	4	PW	AH, J N	N
98	16/07797/ REM	Approval of reserved matters (Appearance, Landscaping, Layout and Scale) following outline permission for 26 residential dwellings together with a new access and associated parking (14/00547/OUT)	Land west of Birchfield, Rye Road	See comments below *	Against	0	6	AH	Y

* 1. HPC argues that it is not reasonable to include such broad wording as “development must not compromise the possibility of future access to land to the north” (Policy AL/HA4 Birchfield, Rye Road) especially given that the land immediately north of Birchfield is not landlocked and is not and never has been allocated for development. Furthermore it was considered an unsuitable development site by the Planning Inspector in planning application 13/00014/FULMJ. Page 9 of the Design and Access Statement identifies this land as ‘Land identified for Future Potential Development’. This is an incorrect statement and should be removed from the document and drawing immediately. To consider approving the application with this statement included is, at best, misleading and, at worst, threatening. Moreover, times have changed since this stipulation was included and the emerging NDP seeks small sites to permit organic growth, spread across the community over time. In this case, a 29ha site (as previously submitted to the current SALP call for sites) could not be considered a suitable development site under the NDP as it would massively concentrate too much development in one location. Furthermore, the serious congestion at Highgate A229/A268 traffic junction is likely to be a reason to heavily reduce or even prevent an allocation in Hawkhurst which is over-delivering on its allocation to 2026. KCC Highways stated in the response to the Bowles Lodge KCC/TW/0381/2013 (TW/13/3828) planning application that it would feel obliged to object to development in excess of the 240 allocation. In this case, as a site, the size of that north of Birchfield is highly unlikely to be required or suitable, rendering this provision un-necessary and irrelevant. HPC therefore strongly objects that this access is being imposed since recent events and policy developments have overtaken the necessity for it and would ask for it to be removed from the application as it presents the risk of large-scale and inappropriate development occurring in Hawkhurst that would be contrary to its planning policy and detrimental to its future development.

2. Policy AL/HA4 Birchfield, Rye Road states “development must reflect an understanding of the unique landscape of the High Weald AONB and respect the character and pattern of the settlement within the AONB AL/HA4”. Despite assurances in the Design & Access statement, the house designs are felt to be homogenous and not genuinely referencing the vernacular of the Weald AONB or of Hawkhurst in particular. The street scenes do not resonate with Hawkhurst as a varied, characterful rural settlement and Station Garage would be held up as a better example of good design. We would refer the developer to the Design Guidance in NDP policy HD4.

3. The NDP has not been referenced at any point despite the fact that the NDP consultation was ongoing before and throughout the period. Claims on p.10 of the Design & Access statement that the design evolved through consultations with the Parish are untrue. This Parish Council has had no contact with Riverdale. HPC would have welcomed an opportunity to explain its vision for Hawkhurst, the NDP and for this site to the developer.

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4. The room sizes appear very small on the plans provided and apparently less than the RIBA guidance in The Case for Space, contrary to NDP policy HD3.
5. The houses do not include flues for log burners as recommended in the Design Guidance for NDP policy HD4. This is essential for every unit in support of an important local industry.
6. There is no turning space for the 'northern spur' creating difficulty for refuse and emergency vehicle attendance.
7. No ground floor flats or houses have been specially designed for the disabled or elderly with associated disabled parking contrary to NDP policy HD2 and HD3. The 2010 Buildings Regs require certain adaptations for disablement, but there is no evidence of 3 ft door frames, adequate turning, adaptable downstairs cloakrooms or wetrooms. Provisions such as sliding or outward opening doors, non-slip flooring, 1.8m corridors, ramps and handrails are absent. There is no Access Statement for disablement per M4(3)(2a). It is unclear if Lifetime Homes standards have been used overall.
8. There is no mention of using locally-sourced materials per NDP Policy HD4.
9. The Parking Strategy offers only 2 visitor spaces for the 9 affordable units, which is felt to be inadequate and visitor parking in the northern section is extremely limited.
10. The preservation of trees is welcomed, as is the creation of a green space around a vintage tree, but native hedges are not being used in place of fencing per NDP Policy HD4.
11. The enlargement of the pavement on Rye Road is welcomed, although the adequacy of the visibility splays at 90 degrees to the hedge frontage onto Rye Road is questioned even given a reduction of highway speed to 30mph.
12. Policy AL/HA4 Birchfield, Rye Road states "financial contributions towards community facilities will be sought from this development". Whilst HPC welcomes the provision of social housing as required at 35% by the Core Policy 6, it notes the additional requirement of AL/HA4 that a contribution to community facilities should be included by the developer. Hawkhurst Parish Council sees no mention of this obligation in the application and should be consulted about the appropriate use for this.

Refer to Area Planning Committee: No. No

Nicole Godwin - Clerk to Hawkhurst Parish Council

98/ 09 January 2017

11 Burials and Memorial

Interment Date	Deceased	
	None	

12. Notes and Information

	Date	from	subject
1.	12/12/2016	Penny Ansell	November Speedwatch stats
2.	03/01/2017	TWBC	Parish Chairmen's meeting notes 29.11.2016

13.	Confidential
13.1	None
14.	Closure
14.1	The meeting closed at 21.20
15.	Future Meetings
15.1	The next meeting of the Parish Council will be at Copt Hall on Monday 13 th February 2017 commencing at 19:45.

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