

Hawkhurst Parish Council

Hawkhurst Parish Council

Meeting: **Full Council**

Date: 10th July 2017

Ref: NG.

Typed: 14th July 2017

Copt Hall

PRESENT

Mrs. J Newman (Chairman), Mr. M Appelbe, Mrs. M Brinsley, Miss M Cronin, Mr. B Fitzpatrick, Mrs. A Hastie, Mr. J Hunt, Dr M Robertson, Mr. S Spanswick, 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 A resident spoke in favour of planning application 31 (17/02038/FULL Bokes Farm, Horns Hill), which seeks permission to convert a redundant farm building to one large self-catering unit. He believes there is a shortfall of larger self catering units and has put together a business and marketing plan which is aimed at complementing what is locally available and which supports local businesses, entertainments and produce. The welcome hamper would take the form of a local trug containing local goodies. This is a local project aimed at promoting the rural economy.
- 1.2 TWBC Cllr Beverley Palmer stated that the work on the new Local Plan is still underway. She stated that TWBC Members supported a garden village option along the A21 corridor then small developments in each village. So basically a bit of all the options but not large scale development in villages including Hawkhurst. Hopefully if TWBC take that approach then the villages should be protected from large scale developments and give them the money for infrastructure as well. Members are also challenging the Objectively Assessed Need figure at 13,000 new dwellings for the Borough. Plans for a new Civic Centre move on and were publicised in the recent Local Magazine. Some Members wish to challenge the £70m anticipated for this project and she is urging a referendum on the size of the spend. JH asked if BP could confirm the target for completion of the new Local Plan. BP said at least 12 months. MB observed that TWBC is withdrawing many facilities from the villages, but still making us spend – could the £70m be spent on Social Care instead (BP pointed out that that is KCC's remit, not TWBC's).
- 1.3 KCC and TWBC Cllr Sean Holden agrees with Cllr Palmer about a referendum for the Civic centre spend. The repayments for the scheme would be £2.5m per year for 50 years (if the build cost does not go up). He feels the building is very far from Sandhurst and Hawkhurst who would have to pay equally for it and Tunbridge Wells has its own special expenses. As for the County Council, he was pleased to report that Ofsted now rated KCC's childrens services as 'good' when some years ago they were rated as 'inadequate'. SH was also please to report an initiative of his and John Wilson (ex-KALC Chair and now Chair of the Transport Committee for KALC) in bringing together all 8 Kent MPs with Matthew Balfour (KCC Transport and Environment Portfolio Holder) to discuss the rural problem of HGVs. SH is asking for an outright ban on HGVs on rural roads and villages. HGV and commerce must not trump quality of life in the villages. The 8 MPs and MB all received the message favourably. Evidence was presented, particularly from Yalding, Goudhurst and Hawkhurst, all of which suffer badly with HGV traffic (Hawkhurst sees over 900 HGV movements each days at Highgate Hill crossroads). Enormous Dutch flower HGVs visit Cranbrook and Hawkhurst when they should be made to off load to vans at a distribution centre. SH is seeking redesignation of roads for HGVs so tat restrictions can then be added, not just signs with advice. Leicestershire Council did this 10 years ago. Villages are for people, not lorries and in 2030 an HGV a second will be leaving Dover. BW observed that £1bn had just been promised by central government to make rural road improvements. She suggested SH and his group seek some of this for new east-facing slips at the M25/M26 junction.

2. Apologies for Absence:

- 2.1 Apologies were received from, Mr. P Dartnell and Mr. P Jones.

3. Declaration of interests:

- 3.1 BW declared a pecuniary interest in Correspondence Items 8.1,2,5 and 8.7. as she owns the property that is the subject of the letters and will leave the room when they are discussed.
- 3.2 AH declared a personal interest in Planning Item 10.3.31 as she knows the land owner and applicant.
- 3.3 BF declared a personal interest in Planning Item 10.3.31 as he knows the land owner and applicant.
- 3.4 MA declared a personal interest in Planning Item 10.3.28 as he knows the land owner and applicant.
- 3.5 MB declared a personal interest in Planning Item 10.3.28 as she knows the land owner and applicant.

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4. Approval and Noting of minutes of previous meetings

- 4.1
1. To receive Minutes of the Parish Council meeting held on 12th June 2017.
 2. Note the minutes of the Fete Committee 14th and 29th June 2017.

4.2 Matters Arising from the Minutes

- 4.2.1 Members Allowance JN 12.12.16 and (4.2(ii) 08.05.2017, 4.2.(i) 12.06.17) JN explained that she is about to put together the wording for a proposal to KALC to press government to allow Parish Councils to reimburse care expenses incurred in the performance of parish council duties. Workload from NDP and the Local Plan had taken priority recently but it would be placed on the next Members File once done.
- 4.2.2 JN will prepare a paper reconsidering Hawkhurst's LBDs. Again JN has been prioritising the NDP and Local Plan. There is pressure to get the NDP 'made' because as PW discovered at Planning Committee, planning officers are giving it almost no weight until then. JN feels this is contrary to the NPPG, but it is nonetheless important to get it through referendum. It is currently at Regulation 17A, has been accepted by TWBC cabinet and must next go to 6 week consultation from July 21st. If there are no significant comments, it may go to referendum without a further examination.

5. Standing reports

- 5.1 Transport. MA reported that there had been 2 worrying car accidents recently in the village – a car spun at 59mph on the High Street close to the 30mph section. The driver walked away, miraculously missing other cars, road users and pedestrians. Speedwatch were monitoring at the time. There were serious injuries resulting from a car crash near Babies Castle on Cranbrook Road only a few days later. MA and MB want to see proper pressure put on KCC for cameras at these two points. All agreed that HPC should write to Roger Wilkin, Director of Highways at KCC in support of the Speedwatch campaign for speed cameras. MC suggested including online crash data and Speedwatch data. SS pointed out that many accidents do not get reported to the police for the crash data.
- 5.2 Police. JH reported that there were 15 crimes in June – 7 thefts, 2 criminal damage, 1 assaults, 1 disposal of pornographic material, 2 making of threats by letter and 1 harassment and 1 other. The garage was broken into last week and cigarettes and some alcohol were stolen.
- 5.3 Local community.
- a. Speedwatch – JN - HPC continues to push in support of Speedwatch and the call for cameras. TWBC planners have been told that the Parish Council will be seeking highways improvements, a speed camera and an extension of the 30mph limit on High Street as part of the Marlborough House School applications. The planning officer will pass this on to KCC.
 - b. Footpaths – MR reported that the stall at the fete had been successful and many footpath maps and walker stickers had been handed out.
 - c. Car Parking. MB – The Clerk and MB will be setting up a meeting with Rosemarie Bennett of TWBC in September to walk the village and consider the parking stresses and ways forward. SS suggested meeting with some local shopkeepers and meeting at Fowlers 3.00pm. MB noted the lack of disabled parking at Northgrove Rd and Fowlers Park and PW noted that TWBC had themselves put the Northgrove carpark forward for the call for sites. Members mentioned that workers on the Highgate Hill Site are now parking in Copthall Avenue instead of the building site. Clerk will alert the site manager. BF mentioned that Theobalds is now getting casual parkers.
 - d. New community hall –AH reported that a pre-application advice meeting to examine potential sites took place last week. The planners looked at 12 sites. Some were a clear 'no' and others had specific issues, especially highways problems. AH is awaiting the email setting out the thinking from TWBC and she will then come back with it to the Members. There was a meeting due the next day with Marlborough House School to discuss potential community usage of a new performance space in the proposed Innovation Centre. There will be a meeting for the new CIO HCT2016 Monday 7pm at The Royal Oak for prospective trustees. 4 or 5 people have expressed an interest and AH invites any other applicants. Once the new trustees are agreed, the application can then go forward to the Charity Commission to formally create the CIO HCT2016.

6. Reports of Committee Chairmen

- 6.1 Buildings – BF reported the minutes for June 26th were only circulated that day so would be noted at the next Full Council Meeting. MR had read the minutes and took issue with JN's assertion on 26th that Buildings Committee should look after structures and therefore should look after benches instead of Land Committee He felt there was a lack of courtesy in not discussing this with him first. When the picnic bench was recently stolen and then the replacement burnt, there had been no suggestion that it was not the responsibility of Land and MR had taken responsibility to sort both out. MR would seek a vote of Land Committee itself before changes were made. Furthermore, it could be argued that play equipment also fell within 'structures', but Land (and especially AH) have

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worked very hard indeed on this and to remove it would be a slap in the face. MR sought reassurance that play equipment would not be taken from Land. JN responded that 15 months ago Land had voted to retain play equipment so it would stay. 6 years ago she had been told benches could sit with Building or land, so they went to buildings. JH felt the discussion was trivial. MB said Land have done a sterling job with play equipment and did it matter who looked after benches? JN said if there had been any discourtesy it had been on her part. MR said if that was an apology then he accepted it. BF said that Buildings had had bus shelters and benches, but benches could go to Land. BW agreed. BF supported by MR proposed that *Land Committee retains responsibility for playground equipment, picnic benches and benches*. This was supported with 10 voting for and JN abstaining.

6.2 Land – MR reported that external caretaker has been on a ROSPA course to assess and inspect play equipment. A new swing has been installed at Heartenook Field. The seat will be added on Thursday to allow the concrete to set. Sovereign Play inspected both play areas with MR and will be coming for a day to give a complete overview of both playing fields, identifying potential for new equipment. This will help HPC in identifying a costed up 'wish list' for S.106 contributions. Sovereign were also quoting for the repair of a splitting beam at Heartenook and the zip wire springs. MR is still searching for a welder as companies are reluctant to quote.

6.3 F&GP – JN reported that the next meeting is due on 17th July.

6.4 Personnel – MB – the Lone Worker Policy is nearly ready. Alarms will be fitted in the office and the back door will be checked for use as a fire exit.

6.5 Fete – PW and BF have not managed to attend a meeting yet. MR will be meeting with Fete Committee Chair Tina Cobbold soon. JN asked MR to please pass on her congratulations for a very excellent fair.

6.6 NDP – JN explained that there will be a meeting on Wednesday to prepare the next steps and a full update would be given in September.

7. Matters for further discussion

7.1 Councillors' Allowance – MC had calculated that it would cost Hawkhurst households 26p per year per councillor assuming HPC Councillors were in receipt of approximately £550 per year by way of an allowance. It is typically set by the Borough Independent Remuneration Panel at approximately 10% of the Borough Councillor allowance and is taxable. MC personally would not be claiming it. She is aware that JN will be lobbying KALC to seek legislation allowing parish councils to pay claims for money spent for care of loved ones or dependents to permit time to carry out parish council work. However she feels that this will take some time and in the meantime, Councillors will be out of pocket. MC feels it is a privilege to be a parish councillor but it would be good to attract as many people as possible to this role. MA added that he felt that Hawkhurst Parish Council should aspire to be a more inclusive council. It is often dominated by retired householders as they are able to offer the time required but it would be good to also represent other parts of the community. MA suggested that if HPC writes to the Independent Remuneration Panel for a figure for an allowance, no-one has to take it if they do not wish to, but it is then available for anyone who needs it. JN suggested that it would be necessary to budget for all 13 Councillors. The Clerk's opinion was that to budget responsibly, she would have to make a judgement based on how many Members she knew wished to claim it and add in an extra two for changes of circumstances or changes or councillors for that year. It would not be correct to budget and precept for many more claimants than she knew actually existed. MC believed HPC would be a forward-thinking Council to decide to make this Allowance available. SS stated that he had much sympathy with the arguments of MC and MA. He felt that the mix on the Council was possibly not representative. He said that the Council wants to encourage people to take part and it needs to be able to engage with all elements and all ages. MB said she wanted more time to think about it. MC, supported by MA proposed that *Hawkhurst Parish Council will offer a Parish Basic Allowance for all Members and will approach the Tunbridge Wells Borough Council Independent Remuneration Panel for the calculation of an amount*. Those in favour were MC, MA, AH, SS; those against were BF, JH, BW and 4 abstained being: MB, JN, PW, MR. The motion was therefore carried.

7.2 Housing Needs Analysis Hawkhurst June 2017. Members discussed the findings. JN found it very interesting and informative and that it shows needs generationally. MB felt it clearly backed up the findings of the NDP and the views and feelings residents had been expressing at the NDP workshop sessions. JN felt that the response rate at 22% was disappointing as these are issues that are often raised by residents. The support for the NDP findings (the HNA stats are now within the 2017 Submission Version of the NDP) is important as the examiner had specifically questioned the accuracy of the NDP on this issue, which is now evidence-based using the HNA.

Correspondence – BW left the room for items 8.1,2,5 and 8.7.

8.	Date Received	From	Subject	Action

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1	12.06.17	A resident	Concerns about a potential development at Site 52, Horns Road	Noted and reply sent.
2	12.06.17	A resident	Concerns about a potential development at Site 52, Horns Road, CC 3 TWBC Ward Councillors.	Noted and reply sent.
3	13.06.17	Two residents	CC of letter to TWBC Head of Planning re: inadequacies of the Settlement Role and Function Study and other concerns re: future development in Hawkhurst.	Noted
4	14.06.17	A resident	CC of email to TWBC planners supporting Options 4 and 5 of the Issues and Options Consultation.	Noted
5	14.06.17	A resident	CC of letter to TWBC expressing concerns about a potential development at Site 52, Horns Road	Noted and reply sent.
6	21.06.17	A resident	CC of email to Countryside Properties re: unpleasant effects of noise and dust disturbance from storage and development work close to their boundary at Fairview.	Noted
7	21.06.17	A resident	CC of letter to TWBC expressing concerns about a potential development at Site 52, Horns Road	Noted and reply sent.
8	27.06.17	A resident	CC of a letter to Greg Clark re: inadequacies of the 101 police telephone service.	Noted
9	28.06.17	A resident	CC of an email to Courier and Kent Live newspapers re: unsold houses and risk of overdevelopment, loss of AONB and a lack of purchasers.	Noted
10	06.07.17	Adam Chalmers	CCTV camera at Highate Crossroads	Members decided against sharing the 3.5k cost of a replacement camera with TWBC.
11	07.07.17	ACRE Kathy Bugden	3 extra dates for KGV pop-up café 21.08; 18.09; 16.10	Members agreed to the additional dates and agreed this has been a good initiative.

Finance

9.

INCOME AND EXPENDITURE MAY 2017

Accounts for payment	£	5,754.63
Payment received	£	66,187.24
Net Expenditure	£	60,432.61
Cambridge & Counties	£	76,141.95
Cambridge Building Society	£	75,088.42
Lloyds Current	£	10,611.00
Lloyds Access Reserve	£	94,790.76
Petty Cash	£	13.41

9.1 Payments were examined and voted for unanimously.

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

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Planning

10. 10.1. Planning & Highways Information:
 Planning Training for Members took place before this meeting at 6.45 pm.

Ref. No.	Proposal	Location	Comments
23.06.17	NDP area designation	Parish of Benenden	Consultation to 24 th July 2017
28.06.17	Open Space Sport and Recreation Study	TWBC; TW Borough	Consultation to 11 th August 2017
TWBC	Pre-app advice re:potential sites for a community hall	various	Meeting at TWBC 6 th July
10.07.17 meeting	Development of 28 1 and 2 bed Flats including 4 ground floor disabled units, 10 affordable housing units and 33 parking spaces.	Springfield Nursery site, Cranbrook Rd	Allocated site. 4 Members and the Clerk met with Esquire Developments. ED showed an image of the proposed 2.5 storey apartment blocks, floor plans and road engineering plans, explaining their ideas and answering questions.
07.07.17	Balfour Beatty A21 dual carriageway works.	The next phase of the A21 Tonbridge to Pembury scheme will be in place from Friday 7 July with traffic travelling on the Longfield flyover, which should help to alleviate congestion on the A21 in both directions and the surrounding local roads. We are still on track to finish the scheme by the end of Summer 2017.	PW mentioned that due to a lack of markings, it is difficult currently joining southbound traffic at the new A21 sliproad.
06.07.17	KALC	Meeting of 8 Kent MPs re: HGVs using unsuitable roads (including Greg Clark and Helen Grant). Leicestershire have a Lorry Control Plan.	Helen Grant and KALC taking it forward with Sean Holden. Members agreed that HPC should write and support this initiative and make early submissions for the 2022 £1bn local roads fund.

10.2 Planning TWBC Approved:

Ref	Proposal	Location	Comments/Valid
17/01244/FULL	Orangery to rear of house	Ridge House, High Street	
17/01194/FULL and 17/00683/LBC	Conversion of a cowshed to a residential space with minor alterations to access.	The Barnyard, Rye Rd	
17/01320/FULL	Construction of single storey commercial building for B1 light industrial use	Unit 11 Former Nigel Collison Fuels, The Depot, Cranbrook Rd	B1 Light industrial purposes only
17/01388/ADV	Advertisement - erection of two external signs, one to each entry and exit point.	Hawkhurst House, Cranbrook Road	
17/01407/FULL	Erection of single storey side extension and single storey rear	Ambergate, Copthall Avenue	

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	extension.		
17/01401/FULL	Part retrospective Enlargement of existing dormer and alteration to door openings on rear extension.	Silverley, Slip Mill Lane	
17/01421/FULL	Proposed rear two storey extension with the insertion and replacement of roof dormers.	Wyndham House, Delmonden Lane	
17/01564/FULL	Demolition of conservatory and erection of extension	Foresters, Park Lane	
16/07090/FULL	Variation of house types, site layout, ground levels, phasing, materials, elevations, external lighting, ancillary buildings, protection of trees; landscape, ecology, archaeology schemes, vehicular access, pedestrian and cycle routes, sustainable transport scheme and construction method statement	Land west of Lorenden Park and The White House, Highgate Hill.	
17/01980/SUB	Landscape scheme	Yew Tree Cottage, Water Lane	

10.3 Planning TWBC Refused:

Ref. No.	Proposal	Location	Comments/Valid
	None		

10.4 Planning Applications

Item 31 was brought forward to the start of the Meeting.

Nu mb er	Applicati on No	Proposal	Location	Comments	Decisi on	Agr ee	Agai nst	Ab stain	Pla n Ctt ee
22	17/01720/ FULL and 17/01721/ LBC	Proposed first floor extension including removal and filling in of first floor dormer window and installation of new pitched roof.	4 Risden Clock House, Rye Road		Agree	8	0	2	N
23	17/01858/ FULL	Construction of a new vehicular access to separate agricultural and residential traffic: installation of 2 wooden gates and a metal pedestrian gate.	Park Farm, Water Lane		Agree	9	0	MC	N
24	17/01906/ FULL	Detached pitched roof double garage to rear, to replace existing flat roofed garage	The White House, Highgate Hill		Agree	9	0	MC	N
25	17/01863/ FULL and 17/01864/	Single storey rear extension and internal alterations	Tilden Farmhouse, Water		Agree	9	0	MC	N

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	LBC		Lane						
26	17/02090/ FULL	Erection of 7 detached dwellings and associated garaging/car parking spaces and access	Land south and west of The White House, Highgate Hill	Members have real traffic concerns with the proposed introduction of 2 more driveways in close proximity to the new large Circus Field site turning. One of the proposed drives is actually opposite the turning to Oaklands, an estate road itself and this on a stretch of Highgate Hill that regularly hosts queues up to the congested and over- capacity Highgate Hill crossroads. This is felt to be contrary to Core Policy 3. This is the wrong housing mix for the needs of Hawkhurst, being mainly 4 bed and offering only 1 x 2 bed. The NDP, supported by the recent Housing Needs Analysis for Hawkhurst demonstrates the need for 2 and 1 bedroom units in particular. The landscape impact on this section of AONB land, which is outside of the LBD and includes loss of a tree and agricultural land is regrettable. There is no detail of materials proposed and the NDP requires that they be local and natural and chimneys should be working chimneys. This is viewed as essentially a garden scheme whose density is out of keeping with the streetscene.	Agains t	0	9	MC	Y
27	17/01985/ FULL and 17/01986/ LBC	Proposed erection of garage and replacement of aluminium double glazed patio doors with timber Georgian style French doors.	1 Seacox Cottages, High Street		Agree	9	0	MC	N
28	17/01865/ FULL	Proposed change of use of redundant cattle shed to pottery studio	Duvals Farm, Whites Lane		Agree	8	0	MC , MB	N
29	17/02157/ FULL and 17/02158/ LBC	Erection of 2 storey rear infill extension; single storey side extension, detached garage and creation of vehicular access.	4 Gingerbread Lane	Members feel that the bulk and size of the proposed side extension would be detrimental to the adjoining property, without sight of justification for the proposed changes. Whilst not averse to modern design, this design shares no themes in common with the listed building and is not felt to sit successfully with it.	Agains t	0	7	3	N
30	17/02023/ LBC	LBC to reconstruct lead valley to main	Stone Rock		Agree	9	0	MC	N

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		roof valley	House, High Street						
31	17/02038/ FULL	Conversion of existing redundant farm building into self-catering accommodation	Bokes Farm, Horns Hill		Agree	8	0	3	N
32	17/02246/ TPO	Oak – remove deadwood, lift crown above studio roof and thin crown by 20%	Tower Lodge, Hastings Road	Members agree subject to the approval by Dan Docker.	Agree	9	0	MC	N

11. Burials and Memorial

Interment Date	Deceased	
1 st July 2017	Gerald Lionel Delacourt Williams	Interment of ashes
7 th July 2017	Freda Lucy Clarke	Interment of ashes

12. Notes and Information

	Date	from	subject
1.	06.06.17	High Weald AONB Partnership	Newsletter
2.	07.06.17	Overview and Scrutiny Committee	Final Report: Tackling Excessive Speeds in Rural Areas
3.	14.06.17	West Kent Leader	Grant Funding for Small Rural Businesses
4.		TWBC Mayor Julia Soyke and Deputy Mayor Len Horwood	Information about them, their Office and DAVSS (Domestic Abuse Volunteer Support Service), the Mayor's Charity.
5.	April 2017	TWBC Local Green Space Designation	HPC's submission to TWBC Officer Richard McCullough.

13. Confidential

13.1 Members discussed the current position of the GP surgeries and their plans for a new medical centre in the village. The Clerk explained that Parish Councils have no statutory powers to permit them to build or create facilities relating to healthcare. It was agreed that the Clerk and Chair will seek a meeting with the GPs to discuss the current situation and their planned way forward.

14. Closure

14.1 The meeting closed at 21.45

15. Future Meetings

15.1 The next meeting of the Parish Council will be at Copt Hall on Monday 7th August 2017 commencing at 19:45.

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

Julia Newman, Chairman of the Parish Council.