

Hawkhurst Parish Council

Hawkhurst Parish Council

Meeting: **Full Council**

Date: 11th December 2017

Ref: NG.

Typed: 12th December 2017

Copt Hall

PRESENT

Mrs. J Newman (Chairman), Mr. M Appelbe, Ms. C Escombe, 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 TWBC Cllr Godfrey Bland spoke about a meeting held by Sean Holden with KCC Highways and GB about the Position Statement on the Highgate Crossroads. KCC had been minded to say that congestion was so severe that it satisfied the definition within the NPPF and KCC should therefore object to future development in Hawkhurst that could not mitigate for their added impact. However KCC had since taken legal advice that concluded traffic in Hawkhurst does not qualify as the NPPF definition requires either:

- A great many accidents resulting in death or serious injury. In fact the severe congestion reduces speed and therefore also accidents, effectively increasing safety, it is argued.
- Or that the congestion so interferes with commerce and business that an objection is viable. This was felt by the lawyers not to be the case.

The legal advice was that in current circumstances, any objection based on KCC's statement would almost certainly be overruled on appeal.

SH and GB find this ridiculous. SH continues to press for a more sensible view of the congestion. JN requests that HPC be invited to any future such meeting. She queries whether lawyers are experts in traffic and observed that the delays cause frustration and dangerous driving.

GB also reported the vote at TWBC on the Civic Centre project, the week before. The proposal was passed with a considerable majority in favour and only a small number of abstentions, which were cross-party as the vote was not whipped. Objections related to trespassing on Calverley Grounds and the necessity for the project at all. The office space was generally accepted but the theatre was hotly debated. JN noted that the Parish Chairs were meeting the next day and may well debate it themselves.

1.2 Paul Paulding of Esquire Developments Ltd make a presentation about planning application 75 (17/03780 Brook House, Cranbrook Road). It proposes 25 flats, mostly 1 and 2 bed (1 x 3 bed), 8 of which would be affordable dwellings and 4 of which would be disabled accessible. The site is part of a larger allocated site. Being at the front, there have been lengthy discussions with KCC about an entrance that would adequately serve the whole allocated site. PP explained that 30 parking spaces have been provided and the proposal is sensitive to trees, replacing lost trees and creating a green open space at the front of the site. The architects have sought to incorporate traditional building styles seen within Hawkhurst in the design. They have tried to incorporate what the Parish Council has been looking for, taking into account the NDP. MA asked why a feeder lane to the site in a previous version had been lost and PP said it reflected KCC's changing requirements. CE asked how the 30 spaces had been calculated as this looked too few. PP replied that this was the maximum within KCC's parking standard. PP explained a fine balance was sought between hard surfacing and green space. JN said that per the NDP, natural materials and porous surfaces should be used. PP replied that whilst this had not been specified in the application, it was understood. He gave the dwellings breakdown as: 9 x 2-bed market flats, 7 x 1-bed market flats and 1 x 3-bed market flat plus 4 x 1-bed affordable flats, and 4 x 2-bed affordable flats. PW asked if the chimneys were working chimneys but was told this was not practical in a building of flats and they were a design feature only. SS noted that trees were being removed for the bus stop that had TPO protection. PP replied that the scheme had been fully discussed with Dan Docker (trees officer) at TWBC. As the TPO was a blanket woodland one and not all were of individual merit, it was agreed as acceptable to replace equivalent trees. SS was also concerned at an apparent loss of parking on Cranbrook Road itself to the south side of the site, to accommodate a pedestrian crossing and the bus stop and large entrance.

1.3 Graham Clarke of Warberry Estates Ltd gave a presentation in support of application 77 (17/03880/OUT Land South of Woodham Hall, Rye Road). It proposes 5 houses on land that is derelict gardens and which has not been in agricultural use since the 19th century. Access would be via the Bellway site, offering pedestrian access to the village centre using the new pavement to be installed on the south side of Rye Road. Taking into account the NDP,

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this would be a small development of 5 units, with a mix of dwellings including 2 bungalows on the higher ground. There are 2 ponds which are very overgrown but which would become protected as a wildlife habitat. The boundaries are heavily treed which creates screening for the development and the site would be screened from Fieldways. NDP policies HD1, HD2, HD3 and LP1 would be observed for this development. JN pointed out that although it is an outline application, it would be helpful to have the plot boundaries shown clearly. She wished to know if land could be gifted to the Woodland Trust for example. She was concerned that there could be drainage issues and was keen to see the wildlife corridor protected, per HPC's standpoint on 2016 site allocation. GC agreed to submit a plan the next day showing a boundary for each dwelling.

1.4 A resident spoke in opposition to planning application 76 (17/03943/FULL Land adjacent to 2 Belgrave, Woodbury Road). As stated at previous meetings, she believed that the proposed dwelling would conflict with the streetscene which was composed of older Victorian properties. The building and the high fence would overshadow Hillbrook and height differences had not been shown on this application. There would be congestion and overdevelopment on the plot, which was too small to include the property granted behind it, parking for 3 cars and landscaping. She felt the streetscene was harmonious at the moment. She was concerned that parking congestion on the road could be exacerbated with additional cars.

1.5 Paul Whittle spoke as a resident rather than in his capacity as a Parish Councillor. He wished to object to application 77 (17/03880/OUT Land South of Woodham Hall, Rye Road), which is adjacent to his own property. He was concerned about surface water run-off. When there is heavy rain currently, he needs to dig a ditch to prevent considerable flooding of his own garden. With new hard surfacing on the ground above his own home, there would need to be a permanent means of controlling rain run-off and storm rain or the situation would be even worse than now. The site is within the AONB but outside the LBD and he questioned whether exceptional circumstances existed to justify this land take. He queried the developer's assertion that the site was brownfield. It had remained undeveloped for over 30 years, been grazed and known as 'The Paddock', which PW felt was more equivalent to greenfield than brownfield. He felt that it was not acceptable that the Woodham Hall site would see 16 + 5 = 21 houses built without any if them being affordable housing.

2. Apologies for Absence:

2.1 Apologies were received from Mr. D Blackman, Mr. B Fitzpatrick, Mrs. A Hastie and Mr. P Jones. TWBC B Palmer also sent her apologies.

3. Declaration of interests:

3.1 PW declared a pecuniary interest in Planning Item 11.4.77 as he is a neighbour to the property.
BW declared a pecuniary interest in Planning Items 11.4.71,75,76,77 as she has a planning application for 40 houses currently under consideration by TWBC.
SS declared a personal interest in Planning Item 11.4.75 as he lives opposite the proposed site.

4. Approval and Noting of minutes of previous meetings

4.1 The Minutes of the Parish Council meeting held on 13th November 2017 were received.
The minutes of the Fete Committee 22nd and 29th November 2017 and the F&GP Committee 5th December 2017 were noted.

4.2 Matters Arising from the Minutes

4.2.1 HCT 2016 submission to Charity Commission (5.2.1 13.11.17) A response has been received from solicitors VWV and some further work is now required.

4.2.2 Pedestrian Crossing All Saints (5.2.2 13.11.17) The Clerk stated that 2 companies are now quoting per a spec form KCC Highways. JN will research the cost of installing a zebra crossing.

4.2.3 Parish Basic Allowance (5.2.3 13.11.17) All elected Members have declined to receive the PBA. This has been notified on the HPC website.

4.2.4 Car Parking at The White House (6.3c 13.11.17). The Clerk has spoken to the landowner's agent to propose the idea.

4.2.5 Community Transport – KCC Grant Scheme (8.2 13.11.17) HPC is not yet ready to pursue this as a full business plan against one of the scheme types is required.

4.2.6 Retired HPC Members to Xmas Dinner (13 13.11.17). None were able to attend.

5. Standing reports

5.1 Transport. MA NTR

5.2 Police. JH NTR As he had received no crime stats from the new PCSO.

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- 5.3 Local community.
- Speedwatch – SS NTR as there had been no activity over the past 4 weeks.
 - Footpaths – MR reported that he wants to get laminated maps made but needs a graphics person to help so please could suggestions be made to him. The Clerk stated that the HPC voluntary snow wardens are short of a member with the retirement of Cllr Peter Dartnell. Cllr Blackman was suggested and the Clerk will ask him on his return. MA will put out a request for volunteers in the Village Magazine.
 - Car Parking. The Clerk mentioned that she had notified her contact at KCC that the heads of terms for Fowlers Car Park had been accepted. See also Item 4.2.4.
 - New community hall – PW reported that initial returns on the surveys had been high and that the survey closes on 31.12.2017.

6. Reports of Committee Chairmen

- 6.1 Buildings – BW reported that there was a very low attendance at a meeting held on November 27th. It was agreed to hold an extraordinary meeting about the Sports Hall and changing rooms.
- 6.2 Land – MR reported that a very productive meeting was held on 4th December, identifying a contractor for play equipment inspections, a contractor for the repairs at KGV and new play equipment had also been earmarked.
- 6.3 F&GP – JN reported that the meeting deferred from 20th November to 5th December 2017 reviewed the budget for the current year, which was found to be on target. A year-end forecast meeting had been set for January 29th 2018. The 2018/19 budget was looked at and some extra provisions were made for car parking, an NDP review, a 43" screen to assist with paperless planning evaluation and the cost of a Data Protection Officer (mandatory from May 2018). Provision was made to identify LED cost savings for repayment to reserves.
- 6.4 Personnel – NTR - the Committee of 3 needs to elect a Chairman.
- 6.5 Fete – JH. The Christmas Festival took place on December 9th. JN praised the whole Fete Committee for their hard work in bringing this to the village each year. The date for the summer event is expected to be June 16th.
- 6.6 NDP – JN stated that the date is now set for the referendum on the Hawkhurst NDP of 8th Feb 2018. An NDP committee meeting will therefore be scheduled for the second week in January.

7. Matters for further discussion

- 7.1 MUGA Scheme – MR explained that AH had been in contact with 3 companies to discuss possible future plans to create a Multi Use Games Area (MUGA) at the KGV recreation ground. Land Committee had selected Streetscape as the preferred contractor. The MUGA would include artificial grass, which can be used year-round and which reduces noise. Line marking and fencing would be included as well as drainage. The build cost would be approximately £50,000, for which grants are available subject to some match-funding. If HPC can show it has set aside 40% of the cost, it can apply for grant funding for the remaining 60%. The Full Council Meeting of 13th March 2017 resolved at Item 6.3 to ring-fence £115,000 of reserves towards a community centre, sports hall refurbishment and MUGA. MR, supported by BW proposed that *Hawkhurst Parish Council sets aside £20,000 of the £115,000 reserves identified at Full Council on 13.03.2017 Item 6.3 for the purpose of constructing a Multi Use Games Area (MUGA)*. This was unanimously supported.
- 7.2 Nominees for KALC Community Award. These are: Liz Hatcher, former Head of Hawkhurst Primary School, Colin Williamson and John & Diana Hunt. Votes will be taken and the winner announced on 8th January 2018.

8. Correspondence

	Date Received	From	Subject	Action
1	20.11.17	A resident	CC of email to Dan Docker TWBC re: TPOs and new developments.	Noted
2	24.11.17	A resident	CC of letter exchange with Greg Clark re: narrow footpath from Mercers to Rye Rd	Clerk to write to GC with evidence of 2007 planning consent 07/03875 condition 21 that required pavement improvement here.
3	30.11.17	KCC	Consultation on Gypsy and Traveller Site allocation policy, deadline 20 th December 2017.	PW to complete.

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4	01.12.17	Dr R Banks	Future Impact of TWBC Civic Centre Plan on Communities Grants	Noted with comments from Cllr B Palmer.
5	04.12.17	A resident	Request for help with finding parking close to Dunks Almshouses	Clerk to reply that HPC unable to offer space on private Land.
6	04.12.17	TW CAB	Letter of thanks for £200 grant in October.	Noted
7	05.12.17	HGBS	Thanks for use of The Moor for Fireworks event.	Noted
8	05.12.17	A resident	Wood left behind on The Moor	Clerk and HGBS have responded.
9	07.12.17	The Counselling Centre	Grant application	Members voted unanimously to make a S137 grant of £150
10	07.12.17	A resident	Objection to planning application 17/03943 2 Belgrave Cottages	Noted
11	07.12.17	A&G Signs	Notification of application for temporary signs advertising Highgate Hill development	Signs 6 and 7 approved only.

9. Finance

INCOME AND EXPENDITURE NOVEMBER 2017

Accounts for payment	£	5,894.32
Payment received	£	-
Net Expenditure	-£	5,894.32
Cambridge & Counties	£	76,141.95
Cambridge Building Society	£	75,088.42
Lloyds Current	£	10,001.00
Lloyds Access Reserve	£	76,141.95
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 the petty cash.

10. Planning

10.1. Planning & Highways Information:

Ref. No.	Proposal	Location	Comments
KCC/TWBC	21 st Century Way Cycle Route, TW	Connects Goods Station Rd to North Farm Estate	Consultation closes 20 Dec
17/03191/F ULL	Variation of Planning consent 94/00357/FUL to change opening hours from 07.00-23.00 Mon-Sat and 08.00 - 22.00 Sun to: 24 hours with shop and forecourt pumps only 23.00 - 07.00.	Highgate Service Station, Rye Rd	Application withdrawn

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KCC Statement, Sean Holden	Position that will object to future development that would add congestion to Highgate crossroads	Highgate A229/A268 crossroads	Meeting held at KCC between Vicki Hubert, Sean Holden and TWBC ward members.
17/00016/S UB	Lighting for Hawkhurst Castle	Hawkhurst Castle, Cranbrook Rd	TWBC compliance officer investigating if correct lighting strength in use.
Brenchley and Matfield NDP	NDP area designated	Brenchley and Matfield Parish	
High Weald AONB Partnership	Increased development in AONBs , especially High Weald	High Weald AONB	
High Weald AONB Partnership	Colour Guidance Document for development in High Weald AONB	High Weald AONB	Hawkhurst Parish Council will consider this at its first NDP review in July 2018.
Cranbrook Parish Council	Eco Design Guide	Cranbrook Parish	Collated for Cranbrook NDP. Hawkhurst Parish Council will consider this at its first NDP review in July 2018.

10.2 Planning TWBC Approved:

Ref	Proposal	Location	Comments/Valid
17/03149/LBC	Listed Building Consent – Installation of through floor lift	Wetheringhope, The Moor	
17/03212/ADV	3 non-illuminated freestanding forecourt signs; 7 non-illuminated wall mounted signs	Highgate Service Station, Rye Road	Banner signs not included
17/03116/FULL	2-Storey side extension, demolition of rear conservatory, replacement single storey extension to rear	35 Park Cottages	
17/03331/FULL	Alterations to exterior finishes on industrial units	Pauls Farm, Water Lane	
17/03330/FULL	Replacement conservatory roof covering and 2 roof lights	Pauls Farm, Water Lane	
17/03500/SUB	Submission re: conditions 6 and 7 Trees and Arboricultural statement	Woodham Hall, Rye Rd	
17/03274/FULL	Convert stable building into residential use and demolish barn and replace with stables and garage	Stables and Barn, Potters Lane	
17/03370/SUB	Submission re: Condition 4 elevation and section drawings	1 Seacox Cottages, High Street	
17/03774/NMAD	Non material amends to plots 26,18,21	Land West of Birchfield, Rye Rd	
17/03365/FULL	Change of use from barn to residential and ancillary accommodation	Stables and Barn, Potters Lane	

10.3 Planning TWBC Refused:

Ref. No.	Proposal	Location	Comments/Valid
	None		

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10.4 Planning Applications

Nu m b e r	Applicati on No	Proposal	Location	Comments	De cisi on	Agr ee	Ag ain st	Ab stain	Pla n Ctt ee
68	17/03430/ FULL	Two storey side extension and loft conversion with rear roof extension	3 Bokes Farm Cottages		Ag ree	All	0	0	N
69	17/03638/ FULL	Single storey front and rear extensions	Padmore, Stream Lane		Ag ree	All	0	0	N
70	17/03544/ FULL	Retrospective - retention of boundary fencing and gates	St Ronans School, Water Lane		Ag ree	All	0	0	N
71	17/03660/ FULL	Replacement dwelling	Green Lawns, Stream Lane	Chair gave casting vote.	Ag ree	JH, SS, JN, JN	PW ,M R, MA	CE	N
72	17/03483/ FULL	Retrospective - change of use and conversion from residential and office building to holiday let	Merrymead, Water Lane		Ag ree	All	0	0	N
73	17/03652/ FULL	Variation of Conditions 2 and 14 of 17/00391/FULL to increase footprint of cookery school and seminar rooms, relocate car parking to east instead of south, change levels and revise mitigation strategy.	The Walled Garden, Hall House, Moor Hill		Ag ree	All	0	0	N
74	17/03841/ FULL	Construction of brick built workshop and land levelling	Beacon House, Foxhole Lane		Ag ree	All	0	0	N
75	17/03780/ OUT	Outline demolition of building and erection of 25 apartments with affordable housing, parking, new highway access.	Brook House, Cranbrook Road	*	Ag ree	6	0	SS	N
76	17/03943/ FULL	Erection of 1 x 1-bed starter home with access, landscaping and parking	Land Adjacent to 2 Belgrave, Woodbury Road	**	Ag ain st	0	All	0	N
77	17/03880/ OUT	Outline for erection of 5 dwellings with access via Woodham Hall development with landscaping and open space	Land South of Woodham Hall, Rye Road	***	Ag ree	All	0	0	N
78	17/04000/ TPO	2 Hornbeam crown reduction to 2 metres above hedge height	6 Church Walk	Members feel that the action proposed is unnecessarily severe and will impact negatively on the conservation area. A trim would be preferred.	Ag ain st	0	All	0	N
79	17/04014/ FULL	Single storey rear extension with rooflight	Highwell, Heartenoak Road		Ag ree	All	0	0	N

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* The Members are in support of the design of this proposal, which recognises local vernacular in Hawkhurst itself. They are also very much in support of its offering of mainly one and two bedroom accommodation, addressing the identified significant shortage in Hawkhurst of this size of housing in particular (both market and affordable) in the 2017 Housing Needs Analysis. The location is supported as an allocated brownfield site that was supported by the Parish Council. However the members do have concerns that despite recognising KCC's standard on parking, 30 spaces will be too few and risk overflow onto Cranbrook Road. Members are also concerned that a controlled pedestrian crossing here and the additional vehicles will increase congestion on Cranbrook Road and at Highgate Hill. Members feel that any loss of parking for residents on Cranbrook Road should be compensated for with alternative parking.

** Members feel that this is a small development site and that when taking into account the permission already granted for a dwelling at the rear of the plot, the proposed additional dwelling represents overdevelopment of the plot. The design of the dwelling standing alone on the front of the plot would sit awkwardly in the streetscene. One of the grounds for the previous application's refusal was considerable loss of light to the neighbouring house, Hillbrook, which still stands. This would be contrary to Policy EN1. The design would be out of sympathy with the design granted for the dwelling at the rear of the plot, making it an oddity. Members do not feel there is any additional merit to this application over and above the two that have been refused.

*** Members support this site as it is adjacent to the LBD and represents small organic growth. The inclusion of bungalows on the higher part of the site is also supported. However this is subject to the following comments: Drainage - the drainage system must be adequate for the slope, bearing in mind also the effect of new hard surfacing on the Bellway site above. The developer has described use of a dry pond as overflow space for a hydrobreak system on the main pond, but it is noticed from the drawings that the pond to the east is partly in another ownership and this must be considered. Also other measures such as attenuation tanks could be considered to ensure properties beyond the site do not suffer unnecessarily with flooding as a consequence of development of this site. The proposals must comply with the Hawkhurst NDP; Chimneys on the dwellings should be working chimneys; Wildlife corridor - the Members have always felt it imperative that this be protected in the event of any development of this site and would support gifting of the 'Wildlife Habitat' area to a specialist wildlife charity in perpetuity, for example Kent Wildlife Trust.

11. Burials and Memorial

Interment Date	Deceased	
24 Nov 2017	Emily Piper	Interment of ashes

12. Notes and Information

	Date	from	subject
1.	13.11.17	Hospice in the Weald	Newsletter
2.	04.12.17	Porchlight	Newsletter
3.	11.12.17	KALC	Parish News

13. Confidential

13.1 None

14. Closure

14.1 The meeting closed at 21.37

15. Future Meetings

15.1 The next meeting of the Parish Council will be at Copt Hall on Monday 8th January 2017 commencing at 19:45.

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

Julia Newman, Chairman of the Parish Council.