

Hawkhurst Parish Council

Hawkhurst Parish Council

Meeting: **Full Council**

Date: 12th February 2018

Ref: NG.

Typed: 14th February 2018

Copt Hall

PRESENT

Mrs. J Newman (Chairman), Mr. M Appelbe, Mr. D Blackman, Miss M Cronin, Ms. C Escombe, Mr. B Fitzpatrick, Mrs. A Hastie, Mr. J Hunt, Mr. P Jones, Dr. M Robertson, Mr. S Spanswick, and Mrs. B Weeden.

ADDITIONAL CIRCULATION

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

1 Adjournment for public speaking.

- 1.1 James Doran of Helping Hands gave an update on progress with the Walled Garden project at Hall House, Moor Hill. The site is being cleared and a funding plan has been written. This is a £1.4m project, with £490K already raised. He is hopeful that the project will be finished in 12 months, with some projects, including Men in Sheds starting up during the development phase. JN suggested JD contact U3A who also have a Men in Sheds project. Helping Hands are looking for skilled volunteers in the community, especially a project manager for the construction. There is also an online auction planned. JN suggested contacting the Village Magazine and HPC Facebook page. JD explained that he was liaising with residents of Hall House with his plans and also that 18 acres beside the Walled Garden has also been obtained including a forest area.
- 1.2 A resident spoke against Planning Item 95 (17/03899/OUT, Outline for residential development of 62 dwellings, Land at Ockley Road and Heartenoak Road, Ockley Lane). (BW left the room). She cited the Suffolk Supreme Court case which made it clear that despite a lack of identified housing land supply, parts of local plans for development in the countryside could still be used effectively. It also stated that the NPPF is for guidance only and it doesn't replace a statutory development plan. At the Highgate Hill Inquiry, the NPPF had been ranked top. The site at Ockley Road/Heartenoak Road is not allocated, it is in open country, sloping, visible and AONB. There is much heritage connected to the Hawkhurst Gang in this location. James Stanford purchased property at Ockley and Tony Singleton's research showed that Ockley Mill was the old paper mill. The proposal is contrary to NPPF 126 and 132, in breach of TWBC's development plan and Hawkhurst's NDP, now fully in force.

2. Apologies for Absence:

- 2.1 Apologies were received from Mr. P Whittle and TWBC Councillor Ms B Palmer.

3. Declaration of interests:

- 3.1 PJ declared a personal interest in Planning Item 11.4.94 as he knows the owner of the property.
AH declared a personal interest in Planning Item 11.4.95 as she knows a neighbour to the property.
BW declared a pecuniary interest in Planning Items 11.4.89 and 11.4.95 as she has also submitted a planning application for housing development in the parish.

4. Co-Option of a New Member

- 4.1 A secret ballot was held and Lesley Edmeads was co-opted as a Member of Hawkhurst Parish Council by a majority of the votes cast.

5. Approval and Noting of minutes of previous meetings

- 5.1 The Minutes of the Parish Council meeting held on 8th January 2018 were received.
The minutes of the Fete Committee 10th January and 8th February 2018 and NDP Committee & Working Group 10th January 2018 were noted.

5.2 Matters Arising from the Minutes

- 5.2.1 HCT 2018 submission to Charity Commission 4.2(i). The application form has now been submitted to the Charity Commission.
- 5.2.2 Zebra crossing at All Saints and Rye Road 4.2.(iii). The Clerk is chasing Michael Hardy of KCC Highways for a date for a meeting with herself and Sean Holden. The Manager of Tesco Hawkhurst is pursuing the development staff within Tesco for their cooperation and renewal of their pledge of funds left over from their S.198 agreement at

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- 5.2. the grant of planning permission for the store.
- 3 KALC Community Award winner is Liz Hatcher, former head of Hawkhurst Primary School to recognise her work and commitment at the Primary School and the improvement that she achieved for the School. Nominations and voting for the award for 2019 will be invited from the wider community via the Village Magazine.
- 5.2. War Memorial Cleaning Project. PJ has taken this on. Cllr Sean Holden has offered funds and Tesco has also
4 been approached and TWBC and KCC funds may also be available. The RBL branch has also been approached but they are not permitted under national rules to contribute. The memorial is Grade II listed. Planning permission is not required for the cleaning but listed building consent is. The cleaning and the lettering will be 2 different tasks and specialist has been identified for each of these. The cost is expected to be in the region of £4,000, which includes £2,000 for scaffolding. JN suggested asking other bodies in the community for funds. PJ stated that unlisted WW2 losses were also being looked at as well as Major Alex Roberts who died in Afghanistan and was a Hawkhurst resident.

6. Standing reports

- 6.1 Transport. MA reported that the Goudhurst parent who had been successful in obtaining a free school bus pass for Cranbrook School for his child was now helping the Hawkhurst parents
- 6.2 Police. JH reported that there is now a new PCSO for Hawkhurst called Dave Jenkins. Members would like to invite him to a Council Meeting, Clerk to arrange. The crimes for January were 1 Theft, 1 Burglary and Theft, 1 Burglary other than Dwelling, 4 Assault, 3 Theft from Motor Vehicle, 2 Harassment, 1 Criminal Damage.
- 6.3 Local community.
- Speedwatch – SS reported that 8 of 14 planned sessions were held due to the poor weather. 314 speeders were identified of which 22 were more than 10 mph over the limit and 97 were up to 10 mph above the limit. Correspondence between Penny Ansell and Kent Police has resulted in support for taking Speedwatch statistics into account. JN pointed out that many speeders are local residents. PA will identify the statistics on local speeders.
 - Footpaths – MR reported improvements to pavements with encroaching hedges, in particular on Rye Road. MR and the Clerk met with a contractor to cut back overhanging trees from Fowlers Wood and whilst there, the hedge at Fowlers Park was being cut back very well indeed. Walkfest 2018 is in the planning stages.
 - Car Parking. JH had NTR. JN has been looking at the call for sites with a view to talking to TWBC planners about sites close to the village centre.
 - New community hall – CE agreed to join the Hall Working Party with unanimous support. See also Item 14.3.

7. Reports of Committee Chairmen

- 7.1 Buildings – BF reported that More4Kidz were fully paid up for their Sports Hall use and would now be pre-paying monthly. The internal redecoration at Victoria Hall/Kino were now complete and the schedule of external works would commence in the spring. LED replacement tubes are due to be installed in the Copt Hall.
- 7.2 Land – due to meet on 26th Feb. MR reported that the bearings had seized on the roundabout and a quote was awaited for their possible repair. The 6 bi-monthly inspections are due to begin to add to the weekly inspections by the external caretaker and the annual main inspection. ,
- 7.3 F&GP – Meeting was held on 5th Feb to determine the forecast out-turn at year-end. No surplus is forecast. The regular F&GP meeting will take place on 19th Feb.
- 7.4 Personnel – BF and JN concurred that the Committee of 3 needs to elect a Chairman.
- 7.5 Fete – JH – Members noted the minutes of Fete Committee's 2 meetings.
- 7.6 NDP – The NDP referendum on Feb 8th showed 91% in support of it and a 35% turnout. This is the first NDP to pass in Tunbridge Wells Borough and an excellent result despite some 'hiccups' at the start with confused guidance from TWBC about HPC's permitted involvement in publicising the referendum. There will be a review meeting with TWBC to consider the running of the referendum, which HPC will attend. There will be a wind-down meeting of the NDP Committee. BF offered a vote of thanks to JN for her fantastic efforts in guiding the NDP through. This was heartily agreed by all.

8. Matters for further discussion

- 8.1 HCT2018 – BF, supported by MT proposed that HCT2018 – Resolution: *Hawkhurst Parish Council will change the name for the proposed CIO from Hawkhurst Community Trust 2016 to Hawkhurst Community Trust 2018 and submit an application to the Charities Commission with that name.* This was unanimously supported.
- 8.2 Appointment of Internal Auditor for year ending 31.03.2018. The Clerk described 3 choices that had been put

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forward for this. BW, supported by JN proposed *David Buckett be appointed as Internal Auditor for year ending 31.03.2018*. This was unanimously agreed.

- 8.3 Oriolo Twinning update. MA stated that there are now 7 active members of the Oriolo Twinning Association. In Oriolo, the Association are young and enthusiastic about the connection. A new booklet has been produced for the Hawkhurst Association promoting the benefits. PJ noted that the original proposals for Audruicq had been controversial and believes HPC had been in favour of the association but not HPC financial support. BF stated that HPC had supported the formation of the association simply to be able to add the town names to the village gateways.
- 8.4 MA wants to reciprocate as the visit to Oriolo was very warm and successful and he was asking for £2,500, 50% of the anticipated costs. He added that it is common for parishes to support twinning initiatives. PJ and JN pointed out that the budget for 18/19 was already agreed and although this could have been included in the autumn it had not been. JN also pointed out that there was no 17/18 surplus either. MA said a lot of work had been done since then. BF asked what the funds were for and MA replied that host families accompany trips, need to be fed and that can number 20-30 people in all. JN asked how the 4 young residents of Hawkhurst who went had been chosen. MA replied that they had responded to an article in the Village Magazine. SS added that a late date change in 2017 had reduced the numbers that could go. He added that the Association sought to put the exchange on a more organized and regular footing and expand it to a wider audience. BF stated that the Rotary Club bi-annual exchange with St Pol only cost the Club £600 as the participants funded their own costs. SS replied that these are young people with far less resources, a trip to London for 20 people would cost several hundred pounds and everything was fully funded by Oriolo when the Hawkhurst visitors were hosted. MA added that funding was being sought from commercial entities in the village and a possible EU grant. BW pointed out that Sandhurst hold quiz evenings to fund their twinning association. MA stated that Kino has agreed to support the initiative. PJ suggested that they apply to Dunks for an educational grant. JN observed that this related to some tourism but more education. MA asked if a grant from reserves might be considered. JN replied that reserves had already been purposed, but she personally was in favour of twinning per se. JH asked the length of the stay, which was for a week for 8 young Italians. JN proposed that the decision be deferred to the next meeting.
- 9.

Correspondence

	Date Received	From	Subject	Action
1	09.01.18	A resident	Location of a new village hall	Replied to by the Chairman
2	10.01.18	Samaritans	Request for a grant	Clerk has sent S.137 grants link
3	11.01.18	WKPS	Offer of Group Membership £25	All agreed to apply for this for HPC.
4	17.01.18	A resident	Permission to put wooden posts on Slip Mill Rd	Clerk to find out who owns the land.
5	21.01.18	Speedwatch	CC letter to Matthew Scott, Kent Police and Crime Commissioner	Noted
6	17.01.18	The Counselling Centre	Thanks for grant of £150	Noted
7	19.01.18	A resident	Request for permission to use KGV or The Moor for Family Fun Day	Passed to Land Committee for Feb 26 th .
8	28.01.18	A resident	Concern at lack of transport infrastructure in Hawkhurst	Noted
9	05.02.18	A resident	Suggestions for a new village hall	Noted
10	06.02.18	KALC	Parishes in Bloom information	Noted

Finance

INCOME AND EXPENDITURE JANUARY 2018

Accounts for payment	£	8,013.31
Payment received	£	9,419.00

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11.

Net Expenditure	£	1,405.69
Cambridge & Counties	£	76,141.95
Cambridge Building Society	£	75,088.42
Lloyds Current	£	10,001.00
Lloyds Access Reserve	£	75,088.42
Petty Cash	£	13.41

10.1 Payments were examined and voted for unanimously.

10.2 The Chair informed Members that the Vice-Chair had checked the bank rec. and the petty cash.

Planning

11.1. Planning & Highways Information:

Ref. No.	Proposal	Location	Comments
18/00009	Investigation of Winnebago	Bay Cottage, Post Office Road	Legally occupied on private land
17/00025	Investigation telecoms mast	Opposite Golf Club, High Street	Position of Mast being investigated.
13/02636/ FULMJ	S278 lacking for highways conditions to be met.	Hawkhurst Castle, Cranbrook Road	KCC Highways investigating
13/02636/ FULMJ	90 bed nursing home	Hawkhurst Castle, Cranbrook Road	Request to owner to lessen the impact of site lighting at night.
KCC Highways	Extend 40MPH zone	Hastings Road to beyond Lillesden.	

11.2 Planning TWBC Approved:

Ref	Proposal	Location	Comments/Valid
17/03800/LAWP RO	Lawful Development Certificate for conversion of garage into bedroom	Cone Cottage, Stream Lane	
17/03700/TPO	Re-pollard ash to previous points	2 Norris Close	
17/03489/SUB	Condition 16 details for foul and surface water drainage	Land to West of Lorenden Park and The White House, Highgate Hill	
17/03483/FULL	Change of use from residential and office to holiday let	Merrymead, Water Lane	
17/040147/FULL	Single storey rear extension with rooflight	Highwell, Heartenoak Road	
17/01574/FULL	2 storey extension of sports hall and erection of new Innovation Centre	Marlborough House School, High Street	Community use agreement required for Sports Hall. JN plans a meeting with MHS to discuss.
17/01576/FULL	Cut and fill works for improved playing fields and sports pitches	Marlborough House School, High Street	
17/03544/FULL	Retention of boundary fencing and	St Ronans School,	

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	gates	Water Lane	
17/03579/TPO	Trees various, schedule of works	Land west of Birchfield, Rye Road	
17/04197/FULL	Demolition of conservatory and erection of single storey rear extension with rooflights, addition of bay window to front	13 Basden Cottages, Heartenoak Road	
17/04116/FULL	Change of use to 8 self contained flats	Highgate Hall, Rye Road	
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	

11.3 Planning TWBC Refused:

Ref. No.	Proposal	Location	Comments/Valid
17/03943/FULL	Erection of a 1 bed starter home with parking	Land adjacent to 2 Belgrave, Woodbury Road	Scale, height and position would result in unacceptable loss of light to Hillbrook. The scale and height of the design would appear at odds with the streetscene causing a detrimental impact.
17/03596/FULL	Proposed new dwelling	Land East of Water Lane	Unsustainable location outside the LBD and fails to enhance and preserve the scenic beauty of the AONB with a more than minimal impact on the landscape character of the locality. Design not of exceptional quality or innovative to create special circumstances to overcome the harm to the AONB.

11.4 Planning Applications received

Nu mb er	Applicati on No	Proposal	Location	Comments	Decisio n	Agre e	Agai nst	Abst ain	Plan Ctte e
89	17/04322/ FULL & 17/04323/ LBC	Conversion of former church to residential use comprising 7 dwellings (4 maisonettes, 2 flats, 1 tower house) and associated parking.	All Saints Church, Rye Road	*see below	Agree	All	0	0	N
90	18/00125/ FULL	Erection of a 2 storey side extension and single storey rear extension	7 Plum Tree Cottages, Horns Rd		Agree	All	0	0	N
91	18/00019/ FULL	Single storey part front and rear extensions	St Ewe, 21 Cranbrook Road	the replacement on the garage with living space will result in a smaller area for the parking of cars. This will mean that, in some circumstances, cars would have to back in or back out of the space in front of the house onto	Against	3	8	0	N

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				the busy A229. However the flat roof was deemed to be acceptable given the design of the house in general.					
92	18/00075/ FULL	Conversion of rear part of garage into a preparation kitchen for catering trailer	3 Plum Tree Cottages, Horns Road	The use of the proposed extension to provide a commercial cooking area with incumbent smells and waste disposal issues was deemed to be unacceptable in an otherwise-residential area. Plans also appear to be at odds with supporting documentation.	Against	JH	9	AH	N
93	18/00109/ FULL	Variation of Condition 2 (17/00391/FULL) to repair and extend garden walls, erect new glasshouse and buildings for production areas, storage seminar, demo and office, WC areas	The Walled Garden, Hall House, Moor Hill		Agree	All	0	0	N
94	18/00066/ FULL	Retrospective - Timber structure	Merrymead, Water Lane		Agree	10	0	PJ	N
95	17/03899/ OUT	Outline for residential development of 62 dwellings	Land at Ockley Road and Hearten oak Road, Ockley Lane	* *see below	Against	All	0	0	N
96	18/00184/ FULL	Variation Condition 2 TW/13/02884/FULL conversion of barn to live/work unit, development of stables and ancillary storage, change of use to equestrian use . Associated parking	Santers Yard, Gills Green Farm, Wellington Road		Agree	All	0	0	N
97	18/00318/ FULL	Variation Condition 2 of 13/02636/FULMJ Erection of a replacement 90 bed care home ; alternative service entrance in operation (retrospective)	Hawkhurst House, Cranbrook Road	Members expect the agreed road layout to be completed without delay and before occupation.	Agree	9	0	AH,C E	N
98	18/00210/ FULL	Single Storey front extension with monopitched roof	8 Barretts Road		Agree	9	0	AH,J N	N
99	18/00201/ FULL	Single storey side	2 East Heath		Agree	8	0	AH,J	N

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	FULL	extension, new rear window and new retaining wall at side access	Cottages, Stream Lane						N,M A
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* Comments for 17/04322/FULL & 17/04323/LBC : The Members believe that this proposal represents an exciting use of existing layout that will help future conservation and preservation of this historically important building. They also recognise that there is support from a neighbour of the property and also from the Weald of Kent Protection Society. However they also note concerns over refuse collection (see communication from TW) due to access to bins and their proposed size, which must be resolved due to concerns over vehicular access through the already congested Waitrose car park. Members are also concerned that the proposed provision of an extra car-parking space may run contrary to listing regulations. Furthermore, the stone wall and well enjoy separate listing and the Members would like to see proposals to protect and preserve these two features specifically.

** Comments for 17/03899/OUT : Paragraphs 14 and 49 of the NPPF do not create an unassailable right to develop, as the Suffolk Coastal District Case makes clear. Paragraph 14 of the National Planning Policy Framework states that there is 'a presumption in favour of sustainable development' but also states that 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole'. The following should be considered as adverse impacts:

- Documentation and research inadequate: no mention in landscape and impact assessment of Hawkhurst NDP, High Weald AONB management plan. TW landscape character assessment 2011 was referred to (7.6), but not 2017, which was published well before the developer document date.
- Size of the development contrary to NDP HD1 (a & b) as exceptional circumstances as prescribed by the NPPF cannot be said to outweigh the impact on the sensitive AONB landscape setting in this highly visible location (NPPF para 115 and 116).
- The valued and historic rural lane and ancient routeway of Ockley Lane, Footpath WC233 is under threat.
- The site is a beautiful greenfield site, typical of the local rolling high weald landscape of small fields, ancient hedges, ghylls, ancient woodland and ancient sunken routeways, valued in TWBC's Landscape Assessment for the Borough. The VIA minimises the value of it, attempting to attach a reductionist effect from a distant sewage works and a scrap yard that is not within sight of the proposed development site, which is rejected. The VIA itself acknowledges that 'Given the scale of the proposed residential development there are no mitigation measures possible that would screen the whole proposal from view in its entirety.' The suggestion of planting of the woodland in the smaller field is clear acceptance that the development creates a heavy and unacceptable visual impact. This would not permanently protect the landscape as it, itself, could be developed in the future.
- Visual impact is considered from a very narrow area. From a moderate distance, the visual impact would be much greater than that described by the developer and certainly greater than the suggested '1 kilometre at most' (4.32, repeated 6.5). We may consider that 1km is more than enough anyway. Sighting from NE to SE not taken into account. Contrary to NDP policies AM1 and LP1 (see: key views to be protected).
- The land is classified as agricultural grade 3b . Hawkhurst NDP considers this as higher quality land that should be retained for agricultural use (HD1 policy justification 7.9), prioritising DEFRA grades 4 and 5 for new housing.
- No plans ('unknown') for foul sewage disposal.
- There is a 'wetness limitation' to the land (5.2); are developer drainage assessments accurate?
- Transport assessment largely based on national rather than local documentation. The positioning of the development 'will assist in minimising trips by the (sic) private car and encourage travel sustainable modes'. There is no supporting evidence for what appears to be mere speculation.
- Personal accidents (3.7) do not happen regularly as the speed of the congested traffic is so low.
- The 'new access' to Heartenoak Road (4.27) would be created seemingly without providing pavement and therefore be dangerous for pedestrians. The implied use of Ockley Lane as the main pedestrian access would aggravate an already poor surface and thus be contrary to NDP policy AM2. No account has been taken of the access via narrow roads or one-way system or difficult junction (Buswell's) in order to get onto Heartenoak Road. The considerable environmental constraint of traffic congestion in Hawkhurst at the Highgate crossroads and locally in the narrow and congested Victorian roads of Winchester Road, Woodbury and Vale Road and Ockley Road will be impacted as well as the valued rural lane of Heartenoak Road for northbound traffic leaving the site, with no attempt at any kind of mitigation, despite the considerable size of the development in the context of Hawkhurst. This contravenes TWBC LP Policy TP4.

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- Difficult to reconcile developer's traffic survey with known and recognised conditions. For example 'within capacity' (4.7). Lack of pedestrians at intersection (4.7) is more a reflection of the length of light phasing and the time it takes to get across than anything else. Relevant transport policies in NDP AM1 and 3 not taken into account.
 - Ecology report indicates serious threats to important wildlife and their own report recommends a series of further specific species-based reports before an assessment of the threat can be accurately made in relation to even outline development of this site.
 - It should be noted that no housing-design plans were submitted, despite a number of claims about the merit of the application based on 'good design' in the VIA and mitigation and the Planning Supporting Statement.
 - Site is outside the LBD. This part of the village is very rural in nature and the scale of this development would have an uncharacteristically urbanising effect.
- Essentially this application is poorly prepared and the site is entirely unsuitable for a development of this magnitude. The transport impact is unacceptable in its situation, with no mitigation offered and the damage to classic and beautiful AONB landscape and views does not make it suitable for consideration. We consider that this proposal does not deserve a grant of outline planning permission.

12. Burials and Memorial

Interment Date	Deceased	
26 Jan 2018	Sylvia Doreen Gould	Burial

13. Notes and Information

	Date	from	subject
1.	15.01.18	KALC/NALC	Newsletter and update on help for Parishes with GDPR
2.	15.01.18	Rural Services Network	Village Halls as service providers
3.	29.01.18	A resident	Country Life article on Rural development policy
4.	28.01.18	Hands of Hope	Live Life on the Veg

14. Confidential

- 14.1 Members voted unanimously to go into closed session.
- 14.2 Members discussed the circumstances leading up to the granting of the lease of Victoria Hall to Kino in 2014. All agreed that consideration should be given at the rent review in 2019 to request an additional voluntary increase to reflect the commercial success of the business.
- 14.3 Members discussed the draft Business Plan for a new community centre and all agreed the next stage was to develop a building specification for an architect.

15. Closure

- 15.1 The meeting closed at 22.39

16. Future Meetings

- 16.1 The next meeting of the Parish Council will be at Copt Hall on Monday 12th March 2018 commencing at 19:45.

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