

Hawkhurst Parish Council

Hawkhurst Parish Council

Meeting: **Full Council**

Date: 9th April 2018

Ref: NG.

Typed: 10th April 2018

Copt Hall

PRESENT

Mrs. J Newman (Chairman), Ms. C Escombe, Mr. J Hunt, Mr. P Jones, Mrs. J Pyne, Dr. M Robertson, 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 against planning application 18/00057/FULL for a new dwelling in the grounds of Sherrard House, Horns Road, adjacent to his own home. He stated that it would be outside the LBD and in the AONB, which the proposal would not conserve or enhance. He stated that the houses on the south side of Horns Road there were all 1 acre plots and this would be uncharacteristic by being ½ an acre. It will be visible because it would sit on a contour and a number of mature trees have been felled. The HNPD supports small developments but this is a single dwelling and in a location that is not sustainable because it is over 800m from shops and schools (2.5km in fact) The Housing Needs Analysis identifies need for 1,2 and some 3 bed homes, but not 6 bed homes. He states that there is a lot of traffic on Horns Road and the proposed site is close to the blind corner with Horns Hill as well as a road junction and therefore dangerous and not suitable for a new drive. The proposed house would be 3 storeys and close to their own boundary, so they have privacy concerns. In 2014, a proposed new dwelling at The White Lodge was refused at appeal because the spaces between dwellings on this part of Horns Road should be preserved or there would be harm to the AONB. The Inspector stated that use of precedent in these circumstances was justified and therefore it is justified now. Infilling would change the semi-rural nature of the location. Therefore this proposal is not in line with the HNPD, local or national planning policy.

2. Apologies for Absence:

- 2.1 Apologies were received from Mr. M Appelbe, Mr. D Blackman, Mrs. L Edmeads, Mr. B Fitzpatrick and TWBC Councillor Ms B Palmer.

3. Declaration of interests:

- 3.1 JP declared a personal interest in Correspondence Items 9.2 and 4 as she is a non-immediate neighbour to the property.
CE declared a personal interest in Planning Item 11.4.13 as she is a non-immediate neighbour to the property.
BW declared a pecuniary interest in Planning Items 11.4.4 and 11.4.13 as she has also submitted a planning application for housing development in the parish.

4. Co-Option of a New Member

- 4.1 Mrs Jane Pyne 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 12th March 2018 were received.
The minutes of the Land Committee 26th February 2018 were noted.

5.2 Matters Arising from the Minutes

- 5.2.1 HCT 2018 submission to Charity Commission 4.2(i). JN and Clerk still have action point to speak to VVW and agree a way forward.
5.2.2 Zebra crossing at All Saints and Rye Road 4.2.(ii). The Clerk spoke to Michael Hardy of KCC Highways for a timescale for the feasibility work. He is finding out when the 40mph sign will be moved east on Rye Road and plan in the work after that date as the traffic speed and pedestrian safety audits will otherwise be impacted.

6. Standing reports

- 6.1 Transport. NTR

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- 6.2 Local community.
- a. Speedwatch – It was agreed that in future the stats will be circulated amongst Members and this item will be removed from the main agenda.
 - b. Footpaths – MR reported concern at the state of WC187 from Fowlers Wood to Whites Lane. Now it is channeled between fences across the meadow, it has become extremely boggy. He will keep it under observation to see if it dries up but otherwise will seek action to improve it. MR has heard from Anson Paul that he has updated the signage on all of the parish footpaths. This is a huge piece of work and MR wishes to record the fact that huge thanks are due to AP. All agreed. MR has a meeting next week to set a date for this year's Walkfest.
 - c. Car Parking. It was agreed that in future this item will also be removed from the main agenda.
 - d. New community hall – PW missed a meeting due to illness between CE and Ruth McChesney and a new date will be set for the end of April. JN will join it.
 - e. War Memorial project. PJ reported that having had some difficulty obtaining quotes he now had satisfactory quotes for both the cleaning and re-lettering work. He will next be submitting the Listed building consent for that work and the funding from SH, Tesco and RBL. PW and BW both stressed that the project needs to be progressed in a timely fashion as we are already in April. All agreed. PW suggested a Letter of Intent could be sent to the contractors to book in the work.

7. Reports of Committee Chairmen

- 7.1 Buildings – PW reported that the meeting minutes from 26th March were with BF for approval. The LED lights in Copt Hall have been replaced. Savings are being seen in the electricity usage with the new streetlight LEDs and the 2nd tranche of LED tray fitting will begin shortly. The repairs to the windows at the Parish Office and external refurbishment at Victoria Hall will be starting as soon as the weather allows. PW has been researching modular changing rooms for KGV which cost from £40k upwards. JN stated that funds can be sought from Sport England.
- 7.2 Land – due to meet on 24th April. MR reported that a new see-saw has been installed at KGV but that repairs to the beam at Hearten oak have been delayed as it was not laminated as expected and a new one is being made. The zip wire has been mended.
- 7.3 F&GP – Meeting due 30th April. Audit takes place on Weds 11th.
- 7.4 Personnel – PJ reported that CE has now joined personnel Committee who are now BF, DB, CE and PJ. He reported that 6 applications have been received for the post of Clerk and an interview shortlist drawn up for late April. Potential hours and remuneration were also discussed.
- 7.5 Fete – JH NTR. JN had attended the latest meeting and noted that all fete committee members were working extremely hard to make a real success of the June event. There will be a dog show and there may be a cow in attendance.
- 7.6 NDP – The NDP was 'made' by TWBC on 26 March 2018 so is now in full legal force. A date of 20 April has been set of an NDP Committee celebration.

8. Matters for further discussion

- 8.1 GDPR and appointment of DPO. BW presented to Members that she and the Clerk had attended GDPR training with KALC in January and sought 3 quotes for the set-up and Data Protection Officer service required by the Regulations that come into force in May. BW described the simplest service and the more expensive service from Microshade, which included a set up and evaluation visit as well as the templates for policies and notices which most of the services offered. Despite an initial high set-up fee, thereafter the fee with Microshade was lower than the mid-level service. Microshade already look after HPC's digitally encrypted data, service the small town and parish sector specifically and offer further software solutions to encourage paperless and digital recording of activity - and they give excellent service. BW, supported by PW proposed *Hawkhurst Parish Council will engage Microshade VSM as Data Protection Officer for all of its activity*. This was unanimously supported.
- 8.2 Planning Advisory Committee. JN decided that this will be deferred to the next agenda in May at which point membership of committees will be determined for the coming year.
- 8.3 Dark Skies. JN has been in correspondence with High Weald AONB unit and collected light meters to see how our dark skies are proceeding. She wishes to measure locations with sodium lights and then measure the dark skies after their conversion to LED. She will liaise with PW and MR to discuss how to take this forward.

9. Correspondence

Item 1: * £1799 buys a speed measuring sign that thanks those within limit. A 25% reduction in speeds can be seen. JN is keen to try one on Highgate Hill/Moor Hill as this arm has no flashing sign. A speed camera costs £30K and KCC prices for similar signs start at £5-7K. All agreed that permission from KCC for such a sign should be sought.

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10.

	Date Received	From	Subject	Action
1	14.03.18	Elan City	Radar speed signs offer	*See above
2	18.03.18	A resident	CC of complaint to Karen Fossett	Noted
3	26.03.18	Cllr Spanswick	Letter of resignation	Noted with thanks for his diligent service.
4	04.04.18	A resident	Objection to Planning Item 18/00500/FULL and response from KCC Highways	Noted
5	04.04.18	WKPS	Confirmation of Membership and newsletter	Noted
6	09.04.18	A resident	Objection to Planning Item 13, 18/00057/FULL	Noted
7	09.04.18	A resident	Objection to Planning Item 13, 18/00057/FULL	Noted
8	09.04.18	A resident	Objection to Planning Item 13, 18/00057/FULL	Noted
9	09.04.18	TWBC	Statement of persons nominated for TWBC election 03.05.18, Hawkhurst and Sandhurst ward	Noted

Finance

INCOME AND EXPENDITURE MARCH 2018

11.

Accounts for payment	£	6,328.96
Payment received	£	21,534.80
Net Expenditure	£	15,205.84
Cambridge & Counties Cambridge Building Society	£	76,141.95
Lloyds Current	£	75,201.05
Lloyds Access Reserve	£	13,595.06
Petty Cash	£	50,211.19
		0.00

10.1 Payments were examined and voted for unanimously.

10.2 The Chair informed Members that she had checked the bank rec.

Planning

11.1. Planning & Highways Information:

Ref. No.	Proposal	Location	Comments
TWBC	Consultation to create new conservation area	Madeira Park and Warwick Park	Ends Monday 23 April 2018
TWBC	'Make' HNDDP	Hawkhurst	Full Council vote 26.03.18
TWBC Investigation	Permission required for advertising hoardings	The Grove, Rye Road	
TWBC Planning Compliance	HGV routing for Cold Store	Ditchells Farm, Delmonden Lane	

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TW/18/00500/ FULL	Erection of 2 dwellings	Land adj. Belgrave, Woodbury Rd	KCC Highways comments and Developer Response to resident comments
KCC Sean Holden	Heavy bright yellow lines	Hawkhurst and Cranbrook conservation areas	Objection and request for narrow primrose Yellow lanes per conservation areas.

11.2 Planning TWBC Approved:

Ref	Proposal	Location	Comments/Valid
18/00066/FULL	Retrospective timber structure	Merrymead, Water Lane	
18/00184/FULL	Variation of Condition 2 and 7 of TW/13/02884/FULL for relocation of rainwater harvest tank	Santers Yard, Gills Green Farm, Wellington Road	
18/00210/FULL	Single storey front extension	8 Barretts Road	
18/00410/TCA	Trees in a conservation area, reduce to boundary overhanging neighbour at rear	Waitrose, Rye Road	
18/00180/FULL	Installation of flue for wood burning stove	Gun Green Oast, Water Lane	
18/00201/FULL	Single storey side extension, new rear window, new retaining wall	2 East Heath Cottages, Stream Lane	
18/00373/FULL	Replacement dwelling	Green Lawns, Stream Lane	
18/00459/FULL	Change of use from D1 to C3 and conversion to 2 dwellings	Moor Dental Surgery, Hensill Lane	
18/00293/LBC	Replacement of outside door, repairs to brickwork and installation of floorboards	Birchfield, Rye Road	

11.3 Planning TWBC Refused:

Ref. No.	Proposal	Location	Comments/Valid
	None		

11.4 Planning Applications received

Cllr Weeden left the meeting for applications 4 (18/00841/FULL) and 13 (18/00057/FULL).

Nu mb er	Applicati on No	Proposal	Location	Comments	Decisi on	Agre e	Agai nst	Abst ain	Plan Ctte e
1	18/00607/ FULL	Loft Conversion including rear and front dormer windows; work to entrance porch and to side elevation	9 Mercers		Agree	All			N
2	18/00711/ FULL	Demolition of existing extension and erection of 2 storey side/rear extension, erection of porch, installation of rooflights and	4 Whitelimes Cottages, Park lane	Members felt that the scale and mass of the proposed extension was out of sympathy with its rural location and rural streetscene. It would have a dominating bearing on the other property adjoined to it. Members also had concerns about the potential loss of important and significant trees.	Against	0	7	JN	N

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		replacement windows							
3	KCC/TW/0042/2018	Change of use from woodland to form extension to Water Treatment Works to be occupied by a vehicle turning head.	Hawkhurst North Wastewater Treatment Works, Hearten oak Road	Members felt that the amount of trees to be felled purely for vehicle turning to be concerning and that the impact from drawings was not clear. Members would like Dan Docker and David Scully to consider the impact of such tree loss in this AONB location in both arboricultural, ancient woodland and biodiversity terms.	Against	JH	6	JN	N
4	18/00841/FULL	Change of use from ancillary annexe to independent residential dwelling	Yew Tree Oast, Slip Mill Lane	Members felt that the original terms of the condition retained some validity since the permission was deliberately linked to the main ownership. They felt that this was garden development and distinct from rural and farm PDR of an agricultural building, particularly because such a conversion would have a more distinct and independent curtilage whereas this one sits inside the main curtilage with little amenity land of its own despite its rural location.	Against	MR, JH	5	0	N
5	18/00702/LBC	Listed Building Consent for proposed internal alterations to create en-suite, wardrobe and roof light.	Clayhill, Rye Road		Agree	7	0	JN	N
6	18/00647/FULL	Replacement of external cladding to physio building and alterations to refuse area including tarmacing and erection of a wall, fence and double gates.	Hawkhurst Cottage Hospital	Members would encourage use of natural materials for the cladding instead of a cement-based product, as encouraged by the Hawkhurst NDP.	Agree	7	0	JN	N
7	18/00593/FULL	Dormer on rear facing roof slope and Velux rooflight on front elevation roof slope	1 Ford Villas, Highgate Hill		Agree	7	0	JN	N
8	18/00714/FULL	Replacement and relocation of	Home Farm, Water Lane		Agree	7	0	JN	N

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		3 domestic central heating oil tanks							
9	18/00229/ FULL	Variation of Condition 2 (17/03430/FULL) to extend rear dormer by 85cm to accommodate a shower/WC	3 Bokes Farm Cottages, Horns Hill	Members felt that more documentation was required to be able to fully appreciate the impact of the additional 85 cms in height on the existing building.	Against	JH	3	4	N
10	18/00900/ FULL	Erection of a single storey rear extension and front entrance porch	21 Sandrock Villas, Cranbrook Road		Agree	7	0	JN	N
11	18/00952/ FULL	Variation of Condition 8 (94/00357/FUL Opening Hours) to increase by one hour each end 07:00 to 23:00 to 06:00 to midnight.	Highgate Service Station, Rye Road		Agree	4	3	1	N
12	18/00924/ FULL	Variation condition 3 of 17/01863/FULL External Materials from stone to brickwork	Tilden Farmhouse, Water Lane		Agree	7	0	JN	N
13	18/00057/ FULL	Erection of a new dwelling	Sherrard House, Horns Road	See * below	Against	0	7	JN	N
14	18/00971	Variation condition 6 (Plinth Walls) of 17/01864/LBC External Materials from stone to brickwork	Tilden Farmhouse, Water Lane		Agree	7	0	JN	N

* Members feel unable to support this application for a number of reasons.

The location is well outside of the LBD and the proposal seeks to take AONB land and impose a large house on a rural road that has an established character of well spaced houses and vintage trees on the southern frontage. This creates a character on the village edge that is different from that of the village centre, giving it a feel of being part of the countryside. It is felt that the proposed house would not enhance the AONB but rather, have an urbanising effect on this location, that would in all likelihood ripple down the southern frontage over time, irreversibly changing the character and scenic beauty of this area. This was the Inspector's view when refusing permission for a garden infill at nearby White Lodge and Garden House in 2014 (TW/13/01989/FUL/TA1) and applies equally to this proposal.

Further, whilst a nationwide need for housing is acknowledged, Hawkhurst Housing Needs Analysis April 2017 makes it clear that whilst there is a shortage of 1, 2 and some 3 bed homes in the village, there is not an identified need for 6 bed homes, so there is not an adequate public benefit to compensate for the harm to the AONB.

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The location of the proposed house is a considerable distance from village shops and services and well in excess of 800m. This would therefore encourage and necessitate car journeys which is contrary to the NPPF principle of sustainability.

As for road safety, whilst a proposed widening of the egress has been noted, its proposed location is nonetheless close to the tight, blind bend of Horns Road and Horns Hill, exacerbated by a junction almost opposite with Delmonden Lane. A right turn into the village from the proposed egress creates some considerable concern due to the short distance traffic exiting the Horns Hill bend or Delmonden Lane junction will have before coming upon vehicles leaving the proposed development site at low speed. Indeed a historic exit here has not been in use for many years.

The applicant claims that little evidence is available for wildlife and biodiversity on the site. Neighbours state the regular sighting of dormice, bats and badgers in their own gardens so it seems unlikely that there would be a complete lack ins such close proximity. The land is classed as agricultural grade 3. Hawkhurst NDP does not support development on productive farming land, supporting grade 4 or below only and being outside the LBD, the site should therefore not be lost to development.

Finally it is felt that the design at 3 floors is out of keeping with neighbouring properties and not justified and this too would be damaging to the countryside setting within the AONB.

The application is therefore felt to be contrary to the NPPF and paras 115 and 116 in particular, Core Policies 4,6 and 14 of the 2010 TWBC Core Strategy and policies LBD1, EN1 and EN25 of the TWBC Local Plan 2006.

12. Burials and Memorial

Interment Date	Deceased	
8-Mar-18	Kenneth George Cotman	Interment of ashes
13-Mar-18	Bernard David Swain	Burial
26-Mar-18	Bear Andrews	Burial
21-Mar-18	James Kitching	Burial

13. Notes and Information

	Date	from	subject
1.	19.03.18	War Memorials Trust	Addition of names to war memorials
2.	20.03.18	High Weald AONB	Newsletter
3.	26.03.18	NALC	Census of Parish Councillors
4.	26.03.18	UKPN	Newsletter
5.	27.03.18	Rural Services Network	Lords Report on government failing rural communities
6.	28.03.18	Came & Co	Council Matters newsletter
7.	09.04.18	KALC	NALC Newsletter

14. Confidential

14.1 None

15. Closure

15.1 The meeting closed at 21.26

16. Future Meetings

16.1 The next meeting of the Parish Council will be at Copt Hall on Monday 14th May 2018 commencing at 19:45.

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