

Hawkhurst Parish Council

Meeting: Full Council

Date 10th December 2018

Copt Hall

Ref: RG/06/18

Present: Mrs. J Newman (Chairman), Ms. C Escombe (Vice Chairman), Mr. J Hunt, Mr. M Appelbe, Mr. P Jones, Mrs. J Pyne, Dr M Robertson, Mr. M Taylor Smith, Mr. B Fitzpatrick and Mrs. B Weeden.

Additional circulation

Mr. S Holden, Mrs. B Palmer, Mr. P Thomson and Mr. G Bland.

The Clerk announced the need to follow the Code of Conduct following several heated debates at the previous meeting plus the need to declare and interest on any matters in the agenda.

Item 7.5 would require an element of care. Having taken legal advice, the motion can start in public, we can discuss the King George V Field in public but will have to go into a closed session to discuss other potential sites if they are linked to the emerging TWBC Local Plan 2016 – 2033.

We can then ask the public to return and then take a vote on the motion in public.

Finally, we have brought the confidential item 13.1 forward to 7.6 as legal advice means it is not necessary to discuss it in the confidential section of a meeting.

Agenda item 1. Adjournment for public speaking

- 1.1 A resident requested that the planning items be brought forward so the public did not have to sit through updates. Cllr Newman explained that if anyone spoke on a specific planning matter that item was brought forward. We will review for the future.
- 1.2 Cllr Patrick Thomson raised a number of points. Firstly, regarding litter picking in Hawkhurst as there appeared a significant amount of litter.
- 1.3 Cllr Newman, noted that and asked about other matters Cllr Thomson was reporting back on; Cranbrook Road and Heartenoak Road junction, Herschel Section 106 and Local Plan.
- 1.4 Cllr Palmer noted that both she and Cllr Sean Holden from KCC were chasing this matter.

Agenda Item 2. Apologise for Absence

- 2.1 Cllrs Paul Whittle who is away working in Denmark and Cllr Derek Blackman who is away on holiday.

- 2.2 Clerk stated that TWBC confirmed no call for an election and a co-option would be advertised.

Agenda item 3. Declaration of interest

- 3.1. Cllr Weeden declared a pecuniary interest regarding planning applications 87 and 89
- 3.2 Cllr Fitzgerald declared a personnel interest regarding planning application 87
- 3.3 Cllr Escombe raised the point that she lived next to the A229 and declared a preference regarding item 7.1, so did Cllr Weeden.

Agenda item 4. Approval of minutes

1. APPROVAL OF MINUTES:

4.1 Approval

- i) Due to an oversight the Minutes of the Parish Council meeting held on 12th November 2018 had not been received in time, so will carry them forward to the next Full Council meeting. We will deal with matters arising but may need to revisit them at the next meeting.
- 4.2 Note the minutes of Finance and General Purposes Committee 19th November 2018 and the Land Committee held on 26th November 2018.

4.3 Matters Arising from the Minutes

- i) Clarify Reclassification of roads (12.11.18/1.21) The Clerk has enquired with Goudhurst and we have budgeted for a survey to establish whether a reclassification request is likely to succeed and, if so, to then proceed with an application.
- ii) Clarify difference in length of time for advertising hoardings (8.10.18 / 4.2.1) - The Clerk had been in discussion with TWBC – the standard time for advertising is 5 years, however Riverdale Developments at Birchfield (18/01313/ADV) had asked for 6 months up to 31st December 2018. They will need to obtain further permission or take down the advertising hoardings.
- iii) Road junction between Heartenoak Rd and Cranbrook Rd (12.11.18 / 1.14) – both KCC and TWBC are chasing this up.
- iv) Vacancy Advert (12.11.18 / 2.2) – on file
- v) Commonwealth Canopy Tree (12.11.18 / 4.2.4) – Cllr Newman explained it was a sapling that need to be nurtured until planting next year.
- vi) Council letter to Countryside Properties Ltd (12.11.18 / 7.9) – on file
- vii) Feedback on Rother District Development Plan – (12.11.18 / 8.3) – Cllr Newman apologised as she had fed back on the Goudhurst NDP and would do so on The Rother District Development Plan before the deadline.

Item 5 STANDING REPORTS:

- i) Transport & Highways – Cllr Appelbe stated that following a resident's verbal complaint he has been in contact with Stagecoach regarding drivers leaving

their engines running –while waiting. Stagecoach have instructed drivers to turn off engines while waiting. He will liaise with the resident to see if this is the case.

In addition, he was looking into the potential of a community taxi and KCC capital grant to be submitted in the early spring 2019. He would report back to Council in the new year as it would require some match funding.

- ii) Local Community Interest.
 - a. Footpaths – Cllr Robertson noted the footpaths were wet at this time of year and that some community interest had been raised regarding a community litter pick. Also he was arranging gloves, litter pickers and bags – to be collected from TWBC. He will confirm the date.
 - b. New Community Hall Working Group – In Cllr Whittles absence Cllr Escombe noted that the next meeting would be in early January 2019, The main issues would be further input into requirements a community hall and the division of the work on a business plan between HCT 201 and HPC so that the two groups could work separately and that the HCT 2018 could forward ideas to the Council. As one of the Working Group was a trustee and now cannot sit on the Working Group it is important that the terms of reference and membership of the Community Hall Working Group are reviewed and will bring back a report to Council.
 - c. War Memorial Project – Cllr Jones spoke eloquently about the success of the project and how much work many volunteers had done to make such a success of the centenary of the Armistice, especially Freda Cross and Pat Westgate. Cllr Jones handed in the BRL donation of £500, other donations that are due will cover the costs.

ITEM 6 REPORTS OF COMMITTEE CHAIRMEN:

- i) Buildings (next meeting 17.12.18),
- ii) Land (meeting 26.11.2018) – minutes only just circulated
- iii) Finance & General Purposes (meeting 19.11.2018). – items covered in this meeting
- iv) Personnel (TBC)
- v) Fete Committee (21.11.2018 on file) Cllr Newman noted the success of the Winter Festival, despite the weather. Cllr Hunt asked for the Clerk to write to Tina and Harvey Cobbold and thank them for all the hard work they and others put into making a success of the Winter Festival.
- vi) Planning Advisory Committee (meeting 7.12.2018) – see notes in Planning item plus, section 106 update.

ITEM 7 MATTERS FOR FURTHER DISCUSSION:

7.1 Hawkhurst Parish Council budget 2019/20

The 2019/20 budget as recommended by Finance and General Purposes Committee. – attached in **Appendix A** and was discussed together with the precept as recommended by Finance and General Purposes Committee as set out in **Appendix B**.

Cllr Newman opened the discussion proposing the 2019/2020 budget and emphasised the items that have led to the increase: Zebra crossing, road reclassification etc. which are itemised in appendix B. This means we have gone over the £140,000 threshold. We will need to clarify the reasons for this to TWBC.

The proposed budget precept is £172,265, which equates to 38p per week increase for a Band D property.

Cllr Hunt was concerned about the huge increase; how can we justify it? What is the reclassification, surely that is a KCC matter?

Cllr Taylor-Smith stated that inflation increases were completely understandable but felt rather than putting the precept by 30% one off items should be from reserves. Once something is added to the precept it would not be removed and would be an ongoing cost to residents. For instance, the ad-hoc referendum of £2,000 is a nice to have, but do we really need it especially in these austerity driven times.

Cllr Newman reminded Councillors we were non-political.

Cllr Taylor—Smith felt that the Speed Indicator Device was useless without enforcement. So by including in the precept we are in effect issuing a speeding fine on the residents.

Cllr Hunt emphasised that a SID without a camera was useless.

Cllr Weeden raised the point that Sandhurst had a mobile camera in a layby, could we have one.

Cllr Newman noted that the SID had already been agreed by Council.

Cllr Weeden emphasised that the reclassification should be a matter for KCC especially as they are working on a joint project with local MP's to remove HGV from rural roads.

Cllr Fitzgerald agreed about the reclassification and that a Yellow speed camera would be far more effective.

Cllr Appelbe asked if a successful project was developed for the Community Taxi could Council match funding come from reserves – this is possible.

Cllr Newman responded about the referendum. If an application such as the Golf Club site came forward which was generally felt to have an impact on all residents it was important all residents to have their say. This would help inform the Council about their decision in the planning consultation.

Several Councillors raised concerns about a referendum as they do not have a good track record. Maybe a survey would be better. Cllr Newman commented that this was not a political referendum so the name could be changed to avoid any confusion

Cllr Jones asked was the result of a local referendum would be binding to the Council – Cllr Newman responded no it was not binding but informative.

Regarding the Zebra Crossing Cllr Newman explained that Tesco's initial funding had been for works to the traffic lights, some work had taken place but KCC had returned some contributions to Tesco. It is understood that Tesco will support the funding of the Zebra Crossing.

Cllr Taylor-Smith felt this should be removed as it could come from reserves or section 106 requests.

Cllr Newman explained that we have good reserves due to prudent management over the years- unlike some neighbouring Parish Councils. Some reserves were allocated and some unallocated, the latter are required for unforeseen circumstances.

Cllr Taylor Smith stated that he was not against any of the projects listed in Appendix B but felt they should be funded from unallocated reserves rather than added to the burden of residents via the precept.

Cllr Jones suggested removing SID from precept and use unallocated reserves.

Cllr Robertson supported the SID inclusion and pointed out that as we had undertaken a lot of work with Kent and Medway Safety Camera Partnership, Police and KCC to get this far.

Cllr Jones proposed to remove the SID from the budget and take from reserves, this was supported by Cllr Appelbe.

Council voted to Object to the proposal by a vote of 6 to 2

It was agreed in discussion to try and reduce the precept and the Council voted unanimously to:

Remove £5,000 from the Community Hall Working Group professional fees budget, Proposer Cllr Taylor-Smith and seconder Cllr Payne

Remove £8,000 from A229 Reclassification budget and use the unallocated reserves instead, Proposer Cllr Newman and seconder Cllr Hunt

Remove £10,000 from Zebra Crossing budget and use the unallocated reserves instead Proposer Cllr Taylor-Smith and seconder Cllr Jones

Thus a total of £23,000 was removed from the proposed 2019/2020 budget.

This made the 2019/2020 budget £149,265 which Council voted unanimously in favour.

The Clerk stated the precept would comeback in January 2019 for approval.

7.2 Section 137 grant applications – On file and see report attached

Cllr Newman introduced the report and the discussion concluded with a proposal from Cllr Payne, Seconded by Cllr Taylor-Smith for Tunbridge Wells and District Citizen Advice £250 and Tunbridge Wells Counselling Centre £150.

Council approved this unanimously.

7.3 Hawkhurst Parish Council domain name – verbal report

The Clerk updated Council as follows.

That GDPR guidance was for a council to have its own domain, which we currently do not and that Councillors should not use their own email addresses for Council business. Therefore it is suggested we use a .gov.uk domain, although there are alternative domains such as [.org.uk](#) or [.co.uk](#)

There are a number of points

1. The importance of the gov.uk is that it lends legitimacy / authority to the email / website address of a parish council
2. When searching for a website / email address, with predicted script, people rarely type in a full name before the website / email address comes up
3. Regular users of the website would save the site to their favourites.
4. An email address would have the name of the councillor on it
5. It may be worth considering purchasing other domains such as org.uk or .co.uk at £0.99 each as a defensive measure

Once we have a domain each councillor will get their own email address and we can develop the new website. The Clerk asked for two Councillors to work together with the Clerk to initially develop the new website

Cllr Newman noted that we had four decisions to make

1. Do we want to have a .gov.uk domain – Proposer Cllr Newman and seconder Cllr Taylor Smith, Council voted unanimously in favour
2. Do we want the domain to be hawkhurstparishcouncil.gov.uk or Hawkhurst-pc.gov.uk. Proposer Cllr Newman and seconder Cllr Taylor Smith
The council vote 5 to 4 in favour of Hawkhurst-pc.gov.uk (1 abstained)
3. Do we want to purchase .org.uk and .co.uk for defensive purposes– Proposer Cllr Newman and seconder Cllr Taylor Smith Council voted unanimously in favour
4. We need two Councillors to work together with the Clerk on initial developing the new website – Cllrs Newman and Taylor-Smith agreed to work together with the Clerk on the website

7.4 Proposal: Extra Ordinary Council Meeting”

That we call an ‘Extra Ordinary Council Meeting’ to discuss the overdue review of the Hawkhurst Parish Council Development Strategy (revised December 2016) and bring forward a new 5-year strategy for 2019-2024.

In order to dovetail with the existing budget and NDP process we propose this EOCM is held on the evening of Monday 7th January 2019 and feeds into the 28th January 2019 Finance and General Purposes Committee meeting.

Sponsors

Proposed by Cllr Martin Taylor-Smith

Seconded by Cllr Barbara Weeden

Cllr Taylor-Smith introduced the motion by stating he felt it important to come together to discuss a range of issues and ideas so that all Cllrs had an input into the 5-year strategy.

Cllr Weeden supported as we would all have a clearer understanding of issues and the budget.

Cllr Newman raised the point that Finance and General Purposes Committee draft are drafting a revised strategy report and a draft 5-year action plan currently and it will then be discussed and voted upon at Council. We need to be careful that we do not “fetter” ourselves by producing a Strategy that then feeds into Finance and General Purposes Committee and then back to Council.

Cllr Newman was in favour of a get together to gather ideas alongside the normal process of feeding through Committees and suggested “an EGM to gather ideas from Full Council to feed into Finance and General Purposes who in turn would report back to Full Council.”

Cllr Weeden felt this was trying to water down the meeting – Cllr Newman stated no that was not the intention.

Cllr Taylor-Smith said he had used this approach in Parish / Town and District levels and was common way of engaging Councillors in a bottom up approach. It would be a closed EGM, informal discussion of current strategy. In future we could invite colleagues from TWBC and KCC to improve joint working so we all have an understanding of issues, support each other and feedback to each other.

Cllr Newman questioned the confidential nature of the meeting as she felt that surely residents should have their input.

Cllr Taylor- Smith mentioned that KALC had suggest a confidential meeting.

The Clerk explained that the original idea of a “informal discussion” could lead to pre-determination. Therefore, a Council meeting needed to be held.

Cllr Fitzpatrick suggested we may need to change Finance and General Purposes Committee.

Cllr Jones emphasised that the meeting would just go into Closed Session.

Cllr Newman put forward an amendment to the motion – That an EGM is held to gather ideas from Full Council to feed into Finance and General Purposes who in turn would report back to Council.”

However, no seconder came forward.

A vote was taken on the original motion and was carried by 7 votes in favour, 1 against and 2 abstained.

7.5 Proposal: Discussion on Preferred Community Hall site – depending on the discussion it may be required to move to a closed session.

Motion

That this council designates the King George V playing field as the preferred location for the Hawkhurst Community Hall and updates the new NDP accordingly by replacing the current reference to All Saints Church

Sponsors

Proposer Cllr Martin Taylor-Smith

Seconder Cllr Brian Fitzpatrick

Cllr Taylor-Smith proposed that the George V Field should be the preferred site for a community hall as we own the land, we have significant funding in place we could proceed with the project and aim to deliver within 3 years. We would have access to utilities, we could extend the existing and we owe the site. With regards a potential site we would be dependent upon developers, which Cllr Holden (KCC) has already said that the priority would be traffic and not community hall, and this could be a further 10 years away.

Cllr Fitzpatrick supported the motion, he stated we got planning permission for a new community hall at King George V Field 10 years ago 15th May 2009, we only had 3 letters of objection. We have a hall that is past its sell-by date and is on the verge of falling down. We could deliver a community hall on King George V Field with ample car parking now rather than wait for a speculative site.

Cllr Robertson raised the point that he and others spent a significant amount of time talking to people and going through responses during the NDP. In many respects the sample is small but the both the verbal and written responses emphasised the need to be near the centre of village – Highgate, rather than at King George V Field so where we are in danger of alienating some people.

Cllr Robertson suggested an amendment to the motion by changing the word preferable to possible. Cllr Appelbe seconded the proposal.

Cllr Escombe raised the point that TWBC / KCC had suggested a site for a community hall within a development as part of emerging Local Plan. However, we could suggest an alternative use for the land – such as a rural exception site for housing.

Cllr Escombe was concerned about the risk of waiting for a site – risk of losing momentum on the community hall and losing potential funding from section 106.

Cllr Weeden stated that when she joined in 1998 a referendum was held and three priorities came forward:

1. Affordable housing – completed at Gunter Close
2. Resolve cost of the Victoria Hall – resolved with the Kino
3. A new community hall to replace Copt Hall – we are still waiting 20 years later.

Cllr Weeden stated that in the NDP consultation we only received 39 responses out of a population of 4,000, in favour of the centre of the village. We could join the two parts of the village, retail in Highgate and leisure at The Moor. A community hall would be beneficial for all; we need to make a decision as we started in 2000.

Cllr Newman raised several points;

1. Cllr Holden cannot speak on behalf of TWBC.
2. The Copt Hall is not owned by HPC. HPC are the sole trustee of the Copt Hall.
3. King George V Field is Trust land (Fields in Trust) who need to authorise / a community hall on the site which may have implications.
4. Car parking is a requirement for any site.
5. This was kick started using a formal process 2 years ago by Full Council – setting analysis criteria, weighting and scoring. 12 sites were considered.
6. The Community Hall Working Group was tasked with bring forward a location – it considered two other sites in discussion with TWBC.
7. All this lead to the All Saints Church being the preferred site – this is no longer available and has already been removed this summer from the revised draft NDP which is currently out for consultation. Note KGV was 6th in the selection process.

THE DISCUSSION THEN MOVED INTO CLOSED SESSION

Minutes with confidential minutes

SESSION RETURNED TO PUBLIC

Cllr Taylor-Smith summarised the position. He recognised that Fields In Trust would need to be consulted on the use of King George V Field, that KCC focus was on delivering a relief road not a community hall, that the Council do not own Copt Hall, but are the sole Trustee – this would be the same for any new site.

Cllr Taylor-Smith felt that developers will say what they need to say to get support and that it is still speculative site where as the King George V Field is within our control. Also that it is important that All Saints Church is removed from the NDP.

The Council decided to consider the amended motion; The Clerk asked for clarity on the amended motion.

Cllr Robertson confirmed the amended motion “That this council designates the King George V playing field as a possible location for the Hawkhurst Community Hall”

Cllr Appelbe seconded and a vote was held:

In favour 4 (Cllrs Newman, Robertson, Jones and Appelbe)

Against 4 (Cllrs Taylor-Smith, Hunt, Fitzgerald and Weeden)

Abstained – 2 (Cllrs Escombe and Payne)

As the voting was tied the Chairman had a casting vote, and voted in favour. The Clerk confirmed the decision to approve the amended motion.

Agenda item 7.6 An update on section 106 agreements

Cllr Newman introduced the item in that Cllr Escombe, herself and the Clerk had attended a very useful meeting with TWBC regarding the process of section 106 and how Hawkhurst Parish Council could engage in section 106.

Cllr Newman emphasised that the Council are free to consider planning applications on their merit. However, whether we approve or oppose a planning application we can still request section 106 funding under Community Infrastructure Levy legislation.

Cllr Escombe put forward some suggestions from the Planning Advisory Committee regarding the recent applications.

88	18/02724/FULL	Demolition of existing building and erection of 3 bedroom dwelling with parking.	Colonnade Kebab & Pizza Café, 8 Colonnade, Rye Road, Hawkhurst. Kent TN18 4ES
If the planning application 18/02724/FULL is approved, or wins an appeal and is granted permission, Hawkhurst Parish Council request section 106 contribution of £1000 for IT hardware for Hawkhurst Library, with a trigger point of planning permission being agreed.			
89	18/02165/FULL	Erection of 28 dwellings, associated access, parking and open space	Land To The East Of, Heartenoak Road, Hawkhurst, Kent.
If the planning application 18/02165/FULL is approved, or wins an appeal and is granted permission, Hawkhurst Parish Council request section 106 contribution of £50k for children's play equipment at Heartenoak Road; a requirement that any funding for education goes to Hawkhurst Primary School and a contribution to improving drainage in Hawkhurst. Trigger point to be the date that planning permission is granted.			

Cllr Payne raised the point that it felt uncomfortable asking for contributions, even if we oppose an application – but that was the process.

Cllr Escombe noted we have several large planning applications coming up and need to consider section 106 requests.

The Council noted the process and unanimously agreed the proposed section 106 requests.

Agenda item 8. Correspondence

	Date Received	From	Subject	Comment

1	18.11.18	McCarthy and Stone	Response to HPC concerns regarding planning application 18/02767/FULL	It was generally felt that they had not made the necessary amendments in their application
2	18.11.18	HPC	Letter to Countryside Properties Ltd regarding them covering poppies with advertising.	
3	26.11.18	Cllr Dr Michael Robertson	Notice of retirement at as Councillor from 28 th February 2019.	Cllr Newman noted the retirement and the appreciation of all councillors towards Cllr Robertson was noted.
4	3.12.18	Countryside Properties Ltd	Response to HPC letter	We recognised their mea culpa but the donation of £1,000 should go to Hawkhurst poppy appeal and that the permanent memorial should be a donation towards the upkeep of the Hawkhurst War memorial. Clerk to chase up

Agenda item 9. Finance

9.1 Income and expenditure as of 7th December 2018

Accounts for payment	£	6,039.71
Payment received	£	318.00
Net Expenditure	-£	5,721.71
Cambridge & Counties	£	77,400.90
Cambridge Building Society	£	75,201.05
Lloyds Current	£	10,001.00
Lloyds Access Reserve	£	106,915.71

9.2 Income, expenditure and payments were approved unanimously.

Agenda item 10. Planning

10.1 Planning & Highways Information: None

10.2 Planning TWBC Approved:

Ref	Proposal	Location
18/02516/FULL	Demolition of existing dwelling and fencing and erection of replacement dwelling and fence	The clearing Cottage, High Street, Hawkhurst. Kent TN18 4AQ
18/02850/FULL	Erection of boundary wall with railings to replace old timber fence.	Down Hall House, Slip Mill Lane, Hawkhurst. Kent TN18 4JZ
18/02975/LBC	Listed Building Consent: proposed single storey rear extension and external alterations	Gills Green Farm Oast, Wellington Road, Hawkhurst. Kent TN18 5EJ
18/02974/FULL	Proposed single storey rear extension and external alterations, the creation of new vehicular access and associated works	Gills Green Farm Oast, Wellington Road, Hawkhurst. Kent TN18 5EJ
18/02718/LBC	Listed Building Consent: Refurbishment of the first floor and construction of a small roof extension to accommodate more bedrooms for the hotel	Queens Inn, Rye Road, Hawkhurst, Kent. TN18 4EY
18/02717/FULL	Refurbishment of the first floor and construction of a small roof extension to accommodate more bedrooms for the hotel (5 bedrooms)	Queens Inn, Rye Road, Hawkhurst, Kent. TN18 4EY
18/02856/LBC	Listed Building Consent: Removal of Greenhouse, construction of footpath to front of property and patio rear of property, erection of garage with second floor accommodation, replacement and repair of windows and addition of new roof lights and various internal alterations	Barnfield High Street, Hawkhurst Kent TN18 4PX
18/02855/FULL	Removal of Greenhouse, construction of footpath to front of property and patio rear of property, erection of garage with second floor accommodation, replacement and repair of windows and addition of new roof lights and various internal alterations	Barnfield High Street, Hawkhurst Kent TN18 4PX
18/02920/FULL	Demolition of existing single storey side extension and replacement two storey extension	At Ronans School, Water Lane, Hawkhurst. Kent TN18 5DJ

10.3 Planning TWBC Refused:

Ref. No.	Proposal	Location	Comments/Valid
18/03017/FULL	Erection of a two storey extension to the side of the house	Norfricot, High Street, Hawkhurst Kent TN18 4XP	The scale and bulk of proposal not in scale and harmful impact on landscape

10.4 Planning Applications received: TWBC Planning Portal

No	Application No	Proposal	Location
85	18/03334/FULL	Siting a grey metal container to the front of the property for a temporary period	Vellenoweth, Stream lane, Hawkhurst. Kent TN18 4RD

The application is for a shipping container for storage of furniture while the house is being renovated. The shipping container has been in place since October. Consent is requested for three years.

This is a shipping container and is out of place within a rural lane in the AONB. It is sited in front of the house near the boundary with the road. It is, therefore, clearly visible from Stream Lane. However, in considering this application, we have attempted to be mindful of both the needs of the applicant and the impact on neighbours, other residents and the AONB. There are no comments from neighbours on the planning portal. Therefore, we feel we could support the application for a temporary period. However, three years seems excessive.

PAC: Recommendation: **Support** as long as permission is granted for a maximum of **one** year.

Full Council Support as long as permission is granted for a maximum of **one** year.

(In favour 9 and abstain 1 Cllr Jones)

86	18/03549/FULL	Stationing of residential mobile home in connection with agricultural enterprise	Buckhurst View Farm, Horns Hill, Hawkhurst. Kent TN18 4XH
----	---------------	--	---

Comment

The request is for permanent permission for a log cabin that has been on site since 2014 under temporary planning permission. This has now expired. There is no farmhouse and the application is based on the argument that someone needs to live on site to manage the farm, which is a livestock farm. In the past, there were four unsuccessful attempts to get permission for a farmhouse on this site between 1984 and 1996. At this time, there were doubts about the magnitude of the farming operation and whether it would be sustainable. Advice at the time indicated that in these circumstances, there can be an expectation that applicants demonstrate their intentions by opting for temporary planning permission initially. There were also significant concerns about the dangerous access onto Horns Hill.

The request for temporary planning permission was granted in 2014 and expired in 2017. Financial information has been submitted in support of this application but it is not available on the planning portal. The farming operation has grown since 2014, although the focus of the business has changed due to the family butchers (Talbot Road) closing. There is now more focus on rearing pedigree livestock.

The log cabin has been on site for four years and does not appear to have had a detrimental impact on the AONB or neighbouring properties. There are no objections on the planning portal. One of the aims of the NDP is to maintain and enhance the rural character of Hawkhurst, and supporting our rural economy is a key element of this. Paragraph 83 of the NNPF states that planning decisions should enable sustainable growth of business and development of agriculture. Advice from an

agricultural planning consultant indicates that it would not be possible to run the farm without someone being on site 24-hours a day. Having the farm manager live on the farm obviously reduces the need for travelling to and from the site throughout the day. Hence, improving resource efficiency, another aim of the NDP.

However, we note that the agricultural planning consultant raises some doubt as to whether the financial information provided is sufficient to justify permanent planning permission. Given, that the focus of the business has changed in the recent past, perhaps more time is needed in order to be able to present the required information. Therefore, we suggest that the temporary planning permission should be extended to allow time for the business to be able to make the case for a permanent application.

PAC: Recommendation:

Support for temporary planning permission for 5 years.

Council support temporary planning permission for 5 years.

(In favour 9 and abstain 1 Cllr Jones)

87	18/03277/FULL	Single storey rear extension	Brockhurst, Theobalds Hawkhurst. Kent TN18 4AJ
----	---------------	------------------------------	--

This appears to be a modest extension with materials to match existing. It is, therefore, in line with HD4 of the NDP. There are no objections on the planning portal. It is not overlooked or overlooking neighbours. PAC: Recommendation support.

Full Council Support. (In favour 8 and abstain 2 Cllr Jones and Hunt)

88	18/02724/FULL	Demolition of existing building and erection of 3 bedroom dwelling with parking.	Colonnade Kebab & Pizza Café, 8 Colonnade, Rye Road, Hawkhurst. Kent TN18 4ES
----	---------------	--	---

This applies to a disused building in the curtilage of the retail unit. Although the shop is listed, this is a more recent building and is listed by curtilage rather than for itself. The proposal is for a three-bedroomed house, with one parking space and, it would appear, no garden. It appears to be three storeys, although the proposed height was not clear from the plans submitted which are very minimal. The supporting documentation indicates that this land is currently used for parking, but this is only through agreement of the landowner, and, therefore, could be changed at any time.

This is previously developed land and therefore complies with HD1 of the NDP. It is in a sustainable location. It is sited within the conservation area and within the curtilage of a listed building. Minimal information has been provided in terms of proposed construction, with materials simply listed as bricks and tiles. We have no way of knowing whether what is proposed is appropriate for the conservation area.

At this stage, it does not appear that the proposal complies with HD4 of the NPD - it does not have a chimney, there is no information on resource efficiency or lifetime homes standards. Three-bedrooms seems excessive for the size of the property, especially given the need for starter homes in Hawkhurst. We are also concerned by the provision of only one parking space and the lack of a garden.

PAC: Recommendation: **Object**, based on the information presented. We would be happy to reconsider this if more detailed plans were provided.

Cllr Hunt felt that this is completely inappropriate, the parking is very limited in the area.

Full Council Object, based on the information presented. We would be happy to reconsider this if more detailed plans were provided. – This was a unanimous vote.

89	18/02165/FULL	Erection of 28 dwellings, associated access, parking and open space	Land To The East Of, Heartenoak Road, Hawkhurst, Kent.
----	---------------	---	--

Comment

We objected to this proposal in August 2018. There are numerous objections from local residents. Numerous concerns were raised about the original application e.g. Highways, Tree Officer, Landscape and Biodiversity Officer, although David Scully suggested there could be merit in a proposal that used less land (restricted to the southern part of the site) and that had better design. I think he felt there was scope for an application in this area to improve the village edge.

The High Weald AONB objected as the proposal failed to take account of historic field boundaries, amongst other things. Campaign to Protect Rural England objected as it was major development in a greenfield site in the AONB at low density and ignores the importance of Heartenoak Road amongst other issues.

Our objections included major development on greenfield site (active agricultural land) in AONB. Doesn't comply with HD1 of NDP - more than 10 houses and no exceptional circumstances. Impact of traffic, unsuitability of Heartenoak Road, junction by Babies Castle. Concerns regarding impact on environment, wildlife etc. Did not comply with HD3 or HD4.

These amendments reduce the amount of land to be built on, whilst still providing 28 houses. There are no longer any 5 bed houses. However, previously, there were 4 houses that had four or more bedrooms, and now there are 5 four-bed houses. Chimneys have been added to the bigger houses. They have said that lifetime housing standards could be applied to affordable housing if we wished. Work has been done with highways to identify passing places that could be added the length of Heartenoak Road. More work has been proposed to mitigate the environmental impact of the development. However, this still ignores the fact there would be nothing to mitigate if the land was not being developed.

Weald of Kent Protection Society has responded to the amendments to state that their original objection still stands.

We recognise that the amendments are intended to address some of the concerns raised in response to the initial application. However, our objection still stands, as we do not believe that any of our concerns have been addressed. This is still a major development on a greenfield site in the AONB. The site is still environmentally sensitive and home to a wide range of protected species. There is no further explanation as to why this should be considered an exception site. This amended application still does not comply with HD1 of the NDP. We remain concerned at the lack of understanding in relation to traffic issues. Heartenoak Road is not suitable for the increase in traffic that will result from this development. To date, the agreed amendments (planning condition for Hawkhurst House) have not been made to the junction at the northern end of Heartenoak Road, which continues to be very dangerous.

PAC: Recommendation: Object

Full Council Object. – unanimously

Agenda Item 11: Burial and Memorial

Name	Dated	
William Kenneth Beeney	4 th December 2018	Burial

Agenda Item 12: Notes and Information

	Date	From	Subject	Comment
1	23.11.18	DHA	DHA views on proposed referendum if Golf Course planning application materializes	Well a developer would say that.
2	4.12.18	WKPS	WKPS November news letter	Noted
3	4.12.18	Parish Magazine	December Parish Magazine	Noted

Agenda item 13: Confidential

An update on the Tunbridge Wells Borough Council Local Plan 2016 – 2023 took place.

Meeting closed at 11.05pm

Agenda Notes for Members:

Item 3 on the Agenda, Declaration of Interests. If a Member has a prejudicial interest, this should be declared at the start of the meeting. Personal interests may be declared at this point or alternatively can be declared at the time when the specific item is being discussed, if a Member wishes to speak on an item in which s/he has a personal interest. Members in doubt about such a declaration are advised to contact the Monitoring Officer before the date of the meeting. This may also be used by Members to advise the Council of any relevant changes that may have occurred since they first completed the register of interests.

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