

Hawkhurst Parish Council

Meeting: Full Council

Date 10th September 2018

Copt Hall

Ref: RG/03/18

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. D Blackman, Mr. B Fitzpatrick and Mrs. B Weeden.

Additional circulation

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

Agenda item 1. Adjournment for public speaking

- 1.1 Cllr B Palmer confirmed the £200 funding for the War Memorial event, which was received with thanks. Also noted a spate of burglaries on the allotments and these need to be reported to police. Finally stated that she was not happy about the waste contract and the proposed charge of £52 for garden waste. However, this was the start of the process and she would continue to argue the case within TWBC regarding the fee.
(note: Cllr S Holden joined the meeting late due to a prior engagement)
- 1.2 Cllr S Holden raised the point about the ongoing traffic issues and how is working across the County with KALC, Police, senior officials to get lorries of rural roads and onto strategic routes only. Also that Helen Grant (MP for Maidstone) was representing the Kent MP's. He emphasised that this is an ongoing battle and is not going to be a quick win.
- 1.3 Cllr S Holden has got "Kent Plan B" approved and formalised to develop a pollinator action plan to protect and encourage "Bee friendly habitats".
- 1.4 Cllr S Holden is chairing a Kent Enterprise and Economy group looking at facilitating and supporting Kent's economy in the future (up to 2050). The only guarantee is the change will happen – a recent report stated that for those children in primary school 85% of their future jobs have not yet been invented. This is an interesting and a challenging project.
- 1.5 Cllr S Holden explained that the Government Revenue Support Grant is continuing to be reduced – eventually down to zero. That the budget setting process was just starting and will be challenging.
- 1.6 Cllr Newman asked a question about the cost of school buses from Hawkhurst to Cranbrook.
- 1.7 Cllr S Holden explained that last year he acted on behalf of 14 families but unfortunately was not successful. KCC use a formula which means that High Weald Academy – an all abilities school – is closer than Cranbrook School. In effect this penalises those in Hawkhurst going to Cranbrook School.

- 1.8 Cllr B Weeden emphasised that not only were the families been charged but they could not guarantee a place on the bus.
- 1.9 Cllr S Holden, noted this and stated he has not received requests to argue the case this year so far.
- 1.10 Cllr M Taylor Smith asked about the budget within KCC. Cllr S Holden stated he would clarify the budget and budget holder with KCC.
- 1.11 Mrs. Ruth McChesney – Chair of Hawkhurst Community Trust 2018 – addressed the meeting

Good evening, everyone. I thank the Parish Council for giving me the opportunity to update you all on the progress being made in setting up a new charity, the Hawkhurst Community Trust 2018. For the benefit of those who may not have heard of it, I shall summarise the objects of this charity, which are as follows:

“... for the benefit of the residents of the parish of Hawkhurst and surrounding areas, to advance such exclusively charitable purposes as the trustees from time to time see fit, in particular but not limited to, providing facilities in the interests of social welfare for recreation and other leisure time occupation with the objective of improving their conditions of life ...” In essence, this means that the charity will run a new community centre.

I am delighted to report that we now have 8 Trustees on board, who bring a wide range of skills and experience to our task, and we are all keen to get on with things. Our application to the Charities Commission has taken longer than we had originally hoped, but I am very happy to say it will be completed this week.

The main reason for the delay was the important issue of independence, namely our independence from Hawkhurst Parish Council. Our lawyer has stressed that the Charities Commission is taking the issue of charities' independence much more seriously than in the past, and he has sent me the following helpful summary of the position: [I should just say that since the Hawkhurst Community Trust 2018 will be a Charitable Incorporated Organisation, or CIO, this is how he refers to it]. I now quote from his email -

“Independence is very important. The defining feature of a charity is that it is an organisation which exists independently to pursue some purpose that the law says is charitable. If an organisation isn't independent, its ability to pursue its purpose is compromised by the control or influence that stops it from being independent.

The Commission has recently published draft guidance on charities and their relationships with third parties, showing that this issue of independence is right at the top of their regulatory agenda at the moment. In terms of their perspective, they will have seen many cases where organisations have helped to establish a new charity, expecting to be able to have well-meaning control or influence. Some of these experiences have probably been with local authorities spinning-out services and unfortunately the Commission seems to be applying that experience here.

What would happen if the Parish Council wanted to let the whole facility to the CIO and then wanted the CIO to sub-let an office back to the Parish Council? It would of

course be the CIO's independent, uninfluenced decision whether or not to sub-let - and it may well decide not to. However, if it did decide to sub-let, those outside the CIO would see a coincidence. From the perspective of the Charity Commission, the coincidence would be suggestive of influence and, at the very least, need a robust explanation how it was achieved independently. The arrangement would be particularly difficult to explain in terms of an independent CIO if this outcome were anticipated before the CIO were even registered or had had opportunity to fully consider the matter.”

And this is where our lawyer's advice note ends. Although it may seem slightly wordy, it provides very clear and helpful guidance as we move forward with the Hawkhurst Community Trust 2018.

Thank you all for your time. I look forward to reporting further when the new Trust is finally registered with the Charities Commission.

- 1.12 Cllr Newman thanked Mrs McChesney for the update and congratulated her in the work so far and getting 8 trustees.
- 1.13 A resident raised the issue about the minute of the meeting of the 6th August regarding the planning application at 18/01951/FULL. Cllr Newman explained it would be picked up later in the meeting.

Agenda Item 2. Apologise for Absence

- 2.1 Cllr Mrs. L Edmeads.

Agenda item 3. Declaration of interest

- 3.1. Cllr B Weeden declared a personal interest regarding planning applications 54, 55 and 58. Cllr M Appelbe declared a personal interest regarding planning application 57 and Cllr P Whittle declared a personal interest regarding planning application 53.

Agenda item 4. Co-option of a new Member

- 4.1 Cllr Mr. Martin Taylor Smith was invited to address the meeting. He outlined his background in the Military, Business and Local Government where he has had various roles such as Cabinet Member for Planning and Transport in a Unitary Authority, being Mayor of Ludlow and a Town Councillor in Westerham.
- 4.2 Cllr Newman asked what did he think about the Hawkhurst NDP? He confirmed that he had read it and that it would be challenging to deliver as he had seen similar circumstances where a County / Borough will have different priorities than that of a local parish area. The emerging Local Plan will bring many challenges and pressures but also opportunities that need to be argued for.
- 4.3 Cllr Newman asked where did he think he could contribute. He felt his strengths where in finance and supporting planning and obtaining developer contributions.

- 4.4 Cllr Newman asked that it be noted that another resident had also put themselves forward, but had to withdraw due to a family bereavement. That the condolences of the Council be passed on and that if the opportunity arose at a future date they would be more than welcome to re-submit for co-option if they wished.
- 4.5 Mr. Martin Taylor Smith then left the room for a vote.
- 4.6 Mr. Martin Taylor-Smiths co-option was unanimously approved. Cllr Taylor Smith returned and joined the Parish Council for the rest of the meeting.

Agenda item 5. Approval of minutes

5.1 Approval and noting

- 5.1.1 A correction was required regarding the minutes of the 6th August 2018, this will come back to the Council meeting on the 8th October 2018 to be signed off.

5.2 Matters arising from minutes.

5.2.1 The Clerk explained that we were still chasing TWBC to clarify the difference between the time the advertising hoarding were allowed to stay up – one is for 5 years the other is for 6 months. Agreed the Clerk to write to head of Planning Development at TWBC.

5.2.2 Update on new Community Trust – already covered see above

5.2.3 Cllr B Weeden stated the memory café meeting had been very positive. The aim is offer coffee and cake to support those with dementia and their carers. The dates and times are being refined by asking potential users and the volunteer helpers to ensure the best time possible is offered. The Bowles Lodge facilities will be used. Cllr B Weeden will update the Council at future meetings.

Agenda item 6 Standing reports

- 6.1 Transport and Highways – Cllr J Newman stated that all Cllrs had been invited to a meeting with KCC and TWBC regarding transport issues. In addition, attended the Big Conversation consultation, noted that KCC stated they had “no control and little influence over bus companies”
- 6.2.1 Footpaths – Cllr M Robertson updated the Council on a successful “Walkfest” but felt the date may need moving to September as many people are away in August. Also it was incredibly hot on the day. Cllr M Robertson also raised the response of the Council’s to Kent County Council PROW consultation.
- 6.2.2 New Community Hall Working Group. Cllr Whittle noted Ruth McChesney’s update to the Council on the formation of the HCT 2018 and that an initial meeting with the trustees had been arranged for late September 2018.
- 6.2.3 War Memorial project – Cllr P Jones updated Council that work was progressing – the cleaning had been done but it turned out that the Hawkhurst War memorial is granite – where as many are Portland Stone. That the tree had been trimmed and that the Clerk was seeking permission to remove the front section of the metal barrier and replace with a chain, this is for health and safety reasons.

Agenda item 7 – Reports of the Committee Chairman

7.1 It was noted that the other Committees had not meet since the last Council meeting in early August 2018. However Cllr M Robertson raised the attention to petty crime on Ockley allotments and made a particular request that such crime should be reported.

Agenda item 8 – Matters for discussion

- 8.1 Hawkhurst Neighbourhood Plan update – Cllr Escombe stated that she was in the process of editing the PDF and another meeting would be called to consider the impact of National Planning Policy Framework 2018 update on Hawkhurst Neighbourhood Development Plan. This would then be reported to a future Council meeting.
- 8.2 Parish Basic Allowance – Cllr Newman note that one Cllr had requested to receive the Parish Basic Allowance, those that do not want to receive the Parish Basic Allowance please write into the Clerk.
- 8.3 2019/20 Budget setting process – Cllr Newman stated that the process for setting the Parish budget for 2019/20 is starting and that each Committee needs to consider their potential budgets for 2019/20 at their next meeting. This will then feed into the Council meeting in December 2018.

Agenda item 9. Correspondence

	Date Received	From	Subject	Comment
1	8 August	Mr. and Mrs. Collins	Request for improved acoustics / microphone for Copthall so public can hear speakers better	Will be trialled at next meeting
2	13 August	West Kent Mediation	Thank you for the grant of £50	
3	13 August	Hawkhurst and Oriolo Romano Twinning Association	Thank you for the grant of £100	
4	22 August	Martin Taylor-Smith	Enquiry about Co-option	
5	28 August	TWBC	Grant offer of £200 for the 100 commemoration of the end of World War I from the Community Grants programme 2018/19	Received with thanks
6	30 August	Hawkhurst Gang Bonfire Society	Request for use of the Moor, KGV Field and the	Land Committee to consider

			Sports Hall on 24 th November 2018 for annual Bonfire event	
7	30 August	TWBC	Agreement to six monthly pilot of air quality monitoring on Cranbrook Road	Started September 2018
8		Council	Letter to Cllr B Thompson	
9		Rag Solutions	Potential clothes bank	The discussion concluded to offer a site at the KGV Field and also note potential links with the charity shops in the High Street

Agenda item 10. Finance

10.1 Income and expenditure as of 7th September 2018

INCOME AND EXPENDITURE AUGUST 2018

Accounts for payment	£	19,716.08
Payment received	£	325.00
Net Expenditure	-£	19,391.08
Cambridge & Counties	£	77,400.90
Cambridge Building Society	£	75,201.05
Lloyds Current	£	10,280.00
Lloyds Access Reserve	£	100,751.53

10.2 Cllr Taylor Smith asked if this was a usual month's expenditure. Cllr Newman clarified that this was higher than normal due to several charge bills and quarterly payments.

10.3 Cllr Taylor Smith to have an update on finances in his induction programme.

10.4 Income, expenditure and payments approved unanimously.

Agenda item 11. Planning

No	Application No	Proposal	Location	Council decision
52	18/02439/FULL	Single storey extension	Whiteswood Farm, Whites Lane, Hawkhurst, Kent. TN18 4HP	For: 11 Against: 0 Abstain: 1 Decision: Support

Planning Advisory Committee Comment and recommendation

Planned materials are proposed to match the existing property. Therefore, the extension complies with NDP HD4, as it is in keeping with the host house. It is not excessive in terms of size. It does not appear that it would have an impact on neighbouring properties and there have not been any comments from residents. **Support.**

53	18/02517/FULL	Single storey and rear extension	1, Highgate Hill, Hawkhurst, Kent. TN18 4LB	For: 2 Against: 6 Abstain: 4 Decision: Object
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Planning Advisory Committee Comment and recommendation

This is a single storey extension to the side and rear of the property. As part of the building works, the part of boundary fence will be replaced with a brick wall, which forms one external wall of the extension. A modern design has been chosen for the extension with a low pitch roof and parapet walls. The walls will be white render; the roof, grey slate; and the windows and doors, aluminium anthracite. This is in contrast to the more traditional materials of the main house, where the walls are brick, the roof is tiled and the windows and doors are white timber.

Although the scale of the proposed extension looks acceptable, we are concerned about its proximity to the Methodist Church. It appears that the wall of the extension will be right up against the property boundary, if not actually forming the boundary wall.

The proposed extension does not align with Hawkhurst's NDP. HD4 states that extensions are expected to be sympathetic with the style of the host house and use similar materials and fenestration. NPPF paragraph 126 identifies the role of neighbourhood plans in setting out design expectations and explaining how this should be reflected in development. Furthermore, paragraph 130 indicates that planning decisions should take into account design guides in local plans. According to NPPF paragraph 127c development should be sympathetic to local character and history.

Cllr P Whittle raised the point that looking back from the footpath a range of extensions / colours had taken place over the years.

Cllr C Escombe stated that we need to consider the Hawkhurst DNP and be consistent moving forward.

Cllr P Jones emphasised that poor planning decisions in the past should not justify poor decisions today. **Object.**

54	18/02289/FULL	Proposed replacement dwelling	Olyers Farm Cottage, Attwaters Lane, Hawkhurst, Kent. TN18 5AR	For: 0 Against: 10 Abstain: 1 Decision: Object
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Planning Advisory Committee Comment and recommendation

HPC objected to a previous application earlier this year. Planning permission was also refused by TWBC due to the proposal being significantly more obtrusive in the landscape than the existing dwelling and out of character with the rural location. HPC was also concerned about the fact that a new access road appeared already to have been constructed prior to any planning decision. TWBC have clarified that this is acceptable as planning permission was not required for the access.

We recognize that this new application is smaller than the previous one, with the proposed ridge height being reduced by 3m. However, it is still much bigger (in height and area) than the current dwelling, which is single storey and visually unobtrusive, blending into the countryside. The existing building is a modest bungalow (much needed in Hawkhurst), whereas the proposal is for a two-storey house. The proposed property would be well set back from the road, but this is a very rural and open area, which has particularly beautiful views. The proposed dwelling would be visually obtrusive and would have a negative impact on the AONB. And so does not comply with HDP LP1 which requires planning applications to demonstrate how proposals do not cause adverse visual impact on the landscape setting.

Although this application does comply with the NDP in a number of aspects (HD1 - it is a brownfield site; HD4 - it is proposed to use traditional materials and there will be a chimney etc.), it is an application to build in the AONB, outside the LBD, where a number of constraints apply including Agricultural Land Classification Grade 3 and PROW.

The proposal does not address the housing needs identified in HD2. There is nothing in the application that explains how the proposal would meet HD3 either in terms of accessibility, lifetimes homes standards or efficient use of resources, such as energy and water.

NPPF paragraph 170 indicates that planning decision should enhance the natural environment - this is not the case. Paragraph 172 says "great weight should be given to conserving and enhancing landscape and scenic beauty" in the AONB. Whilst this is not a major development, it would have a significant effect on an unspoilt area of the AONB.

TWBC policy H10 allows for replacement dwellings outside the LBD if they meet a number of conditions, one of which is that the replacement dwelling would be no more obtrusive in the landscape than the dwelling it replaces. This is clearly not the case for this application.

Object.

55	18/02522/FULL	Minor Material Amendment: Variation of condition 2 (approved plans) of planning permission 16/500797/FULL (Demolition of existing buildings and structures and erection of 16 residential units, together with associated works including new footpath	Site Of Former Woodham Hall, Rye Road, Hawkhurst, Kent. TN18 5DA	For: 10 Against: 0 Abstain: 1 Decision: Support
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		along Rye Road and an offsite contribution (£100,000) towards the provision of affordable housing) – change in layout of the turning head at the southern end of the site.		
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Planning Advisory Committee Comment and recommendation

This appears to be a minor change: currently the proposed turning head has two “arms”, one of which is a little longer than the other. The change would be simply swapping the two over.

Support.

56	18/02512/FULL	Demolition of existing extension and replacement with erection of new entrance with canopy, garage, utility, dining and extended kitchen with first floor study.	Woodsden Oast, Water Lane, Hawkhurst, Kent. TN18 5AP	For: 0 Against: 11 Abstain: 1 Decision: Object
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Planning Advisory Committee Comment and recommendation

The property is an oast house in a rural location, which currently has a reasonable-sized extension built from traditional materials (walls - brick and black weatherboard; roof - tiles; windows and doors - timber). The proposal is for a much bigger, modern extension (walls - dark stained cedar shingle and dark seamed metal cladding; roof - dark seamed metal; doors and windows - powder coated aluminium). A previous planning application (Jan 17) was approved for an extension that would appear to have a broadly similar footprint to that being proposed now. This would have been constructed from more traditional materials and the decision to permit planning permission at that time stated that the extension was felt not to detract from the appearance of the oast house.

The existing extension is subservient to the host property. We do not feel this is the case for this proposal. TWBC policy H11 allows for modest extension to properties outside the LBD with specific criteria for size. We would not call the proposed extension modest, but are confident that the case officer will check that the increase in size complies with H11.

We feel the proposed extension will detract from the oast house.

The proposed extension does not align with Hawkhurst’s NDP. HD4 states that extensions are expected to be sympathetic with the style of the host house and use similar materials and fenestration. HD4 also expects traditional materials to be used to maintain the local character. We don’t feel that the proposal is sympathetic to the oast house or the rural character of the local area. The proposed extension will be visible from the road and, therefore, will have an impact on the visual amenity of the local area and AONB.

NPPF paragraph 126 identifies the role of neighbourhood plans in setting out design expectations and explaining how this should be reflected in development. Furthermore, paragraph 130 indicates that planning decisions should take into account design guides in local plans. According to NPPF paragraph 127c development should be sympathetic to local character and history.

Cllr J Newman emphasised the importance of Oast houses to the character of the area and asked is it listed and was there a pre-application meeting?

Cllr C Escombe responded that listing was not indicated but would find out and that are not aware of any pre-application meeting

Object.

57	18/02555/FULL	Conversion of integral garage to residential use	Toath House, Ockley Road, Hawkhurst Kent. TN18 4DZ	For: 1 Against:9 Abstain: 1 Decision: Object
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Planning Advisory Committee Comment and recommendation

When planning permission for this property was granted, a number of conditions were applied. Two are relevant to this decision: a) that the turning space is provided and kept free from obstruction at all times; b) the car parking space has to be kept as parking and can only be converted to a garage and kept available for such use and no permanent development should be carried out there or in such a position as to preclude vehicular access thereto. The first of these conditions was for safety reasons and the second was for reasons of amenity. Currently, internally the garage has been sub-divided into two rooms without appropriate planning consent, but the garage door remains.

The proposal is to use materials to match the existing house, and there would be not any change to the size of the property as a whole. Were it not for the issues of parking and the conditions on this property, we wouldn't have had any concerns over this change.

The paperwork for this application states that there is adequate off-road parking for a 3-bedroomed house as the drive provides 4 parking spaces. This might be the case on paper. However, it is highly questionable whether this would be the case in practice. Furthermore, parking 4 cars in the drive would breach the first condition regarding the turning space. If two cars were parked thoughtfully, it seems likely that the size and layout of the drive would provide sufficient room for turning. Anything more than two cars would prevent the turning space being used.

Ockley Road is a busy, narrow road and is already congested with parked cars. Furthermore, Toath House is situated right on the junction between Ockley Road and Heartenoak Road, making it even more dangerous for cars to reverse in and out of the drive.

Currently, it would be relatively easy to reinstate the garage if required. If this planned alteration were made, this would be a permanent change and therefore would not comply with the planning condition.

This condition was imposed in 1976. If anything, given the extent of car use, increased traffic and severe difficulties with parking, this will have greater relevance today than when it was first imposed.

Object.

58	18/02516/FULL	Demolition of existing dwelling and fencing and erection of replacement dwelling and fencing	The Clearing Cottage, High Street, Hawkhurst, Kent. TN18 4AQ	For: 0 Against:10 Abstain:1 Decision: Object
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Planning Advisory Committee Comment and recommendation

The property is currently a 2-bed bungalow comprising a kitchen, sitting room and bathroom. The proposed dwelling would be two-storey nearest the road and comprise 4 bedrooms, a study, kitchen,

dining (seating 10)/sitting room, plus 3 bath/shower rooms. The bungalow has rendered walls, a tiled roof and timber windows and doors. The proposal is for a modern design with black wood walls, a tile and sedum roof and aluminium windows and doors. The replacement dwelling will be located 2m closer to the High Street than the existing property and will be 2.84m higher at the ridge than the bungalow. The fence forming the boundary to the High Street will be replaced with a fence up to 1.8m high, although no details for this are given. It is proposed to remove the trees that are in front of the property. It has been recommended that these should be replaced, although it is not clear from the plans whether this will be done.

It is evident from the planning statement that Hawkhurst's NDP has not been considered as part of this proposal. It does comply with HD1, as it is a single dwelling replacing an existing dwelling in largely the same location although it is bigger both in footprint and height and will be closer to the front boundary of the property.

It is concerning that this replacement would result in the loss of a small bungalow (identified as a need in Hawkhurst's NDP, HD2) to be replaced by a four-bedroomed house that does not meet the housing needs of Hawkhurst. There is nothing in the application that explains how the proposal would meet HD3 in terms of accessibility, lifetimes homes standards or efficient use of resources, such as energy and water. Resource efficiency is also an expectation in HD4.

HD4 states that the design, form and detail of new developments should be principally informed by the traditional form, layout, character and style of the parish's vernacular architecture. This applies to all buildings and alterations. This design, whilst interesting, does not comply with HD4. Most of the properties in this area are set back from the road. However, The Clearing Cottage is positioned towards the front of the site, close to the High Street. The present dwelling is relatively small and, whilst not of architectural significance, does not dominate the street scene. In contrast, the proposed design, being a solid block of blackened timber will dominate. Its proximity to the High Street and absence of windows may well be oppressive. The approach to Hawkhurst along the High Street is characterised by houses set back from the road, generally with gardens bounded by hedges/trees. The proposed dwelling would break this pattern.

The design guidance in HD4 states that, "styles and materials that relate to those found in the more historic parts of the parish will be encouraged. Well-maintained hedges will be more suited to Hawkhurst's green setting than fences." Of course, wood is a traditional material. However, the choice blackened wood is out of keeping with the local area and character. The Design and Access statement states that the choice of blackened wood helps the proposal blend in amongst the trees. This might be the case if the property were to be built further back from the boundary and was screened by trees. But this is not the case. In fact, the existing trees will be removed and the building will be sited closer to the road. Great consideration has been given to the impact of this proposal on the Grade II listed property The Clearing, but far less to the impact on the street scene.

NPPF paragraph 126 identifies the role of neighbourhood plans in setting out design expectations and explaining how this should be reflected in development. Furthermore, paragraph 130 indicates that planning decisions should take into account design guides in local plans. According to NPPF paragraph 127c development should be sympathetic to local character and history.

Overall, we feel that that this is an interesting design (described as an 'urban farmhouse') but is not appropriate for this location in such close proximity to the conservation area. Figure 1 in the Heritage Statement shows that the conservation area surrounds the application site on three sides. It is worth

noting that this property is viewed from the conservation area and, therefore, its impact on the street scene will impact on the conservation area, despite it not being in the conservation area itself.

Object.

59	18/02374/FULL	Change of use of land for dog daycare and dog training	Little Dale Dogs, Units 5,6 and 7, Springfield Industrial Estate, Cranbrook Road, Hawkhurst, Kent. TN18 5EE	For: 11 Against: 0 Abstain:1 Decision: Support
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Planning Advisory Committee Comment and recommendation

No building alterations are proposed. Use of the yard would be from 9.30am to 4.30pm Monday to Friday, for a maximum of five dogs at any one time, and they would always be accompanied. A response has been received from Environmental Protection indicating there have been no noise complaints in the last 12 months. They would not object if it was a maximum of four dogs, which would always be accompanied by a trained person and the yard was only used between 10am and 4pm Monday to Friday.

This is successful business, which provides employment and a useful service. We would recommend supporting this application as long as the terms suggested by environmental protection are applied

Support.

60	18/02386/TPO	Trees: Hornbeam (T5) cut back the side over the lawn and shape by 1m	The Hollow, Oakfield, Hawkhurst, Kent. TN18 4JR	For:11 Against:0 Abstain:1 Decision: Support
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Planning Advisory Committee Comment and recommendation

Work is required to a number of trees (including removal), but the only one protected by a TPO is the Hornbeam and that is just being cutback and shaped.

Recommend supporting as long as this is in line with Dan Docker's view.

Support.

61	18/02554/FULL	Two storey front extension	1 Homeward Cottages, Ockley Road, Hawkhurst, Kent. TN18 4DR	For: 0 Against: 9 Abstain: 3 Decision: Object
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Planning Advisory Committee Comment and recommendation

This is the end property on a terrace of four identical (when viewed from the street) cottages. The proposal is for brickwork to match existing. Some roof tiles will match on the full height part of the extension. In addition to the two-storey extension, there is a further single storey extension coming further forward. This roof of this will be slate. The property has already been extended to the rear.

This is a sizable extension, and given that the property has already been extended to the rear, we feel that the site is becoming overdeveloped. We are concerned that the addition of this two-storey extension to the front of the property will impact the on neighbouring properties.

Most of the materials are to match existing, but not all. HD4 states that extensions are expected to be sympathetic with the style of the host house and use similar materials and fenestration.

There is also an expectation in HD4 that all development including alterations to buildings should be shaped by the traditional character and style of the village. This proposal changes the façade of this terrace of cottages and is out of keeping with local character.

NPPF paragraph 126 identifies the role of neighbourhood plans in setting out design expectations and explaining how this should be reflected in development. Furthermore, paragraph 130 indicates that planning decisions should take into account design guides in local plans. According to NPPF paragraph 127c development should be sympathetic to local character and history.

Object.

62	18/02665/TPO	Bay Tree (T126) - Fell	Birchfield, Rye Road, Hawkhurst, Kent TN18 5DA	For: 0 Against: 11 Abstain: 1 Decision: Object
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Planning Advisory Committee Comment and recommendation

The reason given for felling this tree is because of excessive shading and low amenity value. There are no arboricultural reasons. The tree is on the site boundary and, therefore, can be assumed to provide some screening for neighbouring properties.

Our recommendation is to object as there are no good reasons given for removal of a tree protected by a TPO.

Object.

Agenda Item 12: Burial and Memorial

Date	Deceased	Interment /buried
5.9.2018	Cecil Bishop	Buried

Agenda Item 13: Notes and Information

	Date	from	subject	Comment
1.	31.8.2018	Hawkhurst and Oriolo Romano Twinning Association	Report on 2018 summer visit to Hawkhurst	The Clerk was asked to circulate the twinning agreements as we need to consider the various roles
2.	4.9.2018	West Kent CCG - health services	Update regarding medical care hubs	Cllr Newman would continue to circulate any updates
3		HPC to TWBC	HPC response to Dandara's comments on HPC's original comments	Cllr Escombe noted that the detailed response was required due to the nature of Dandara's comments
4	7.9.2018	KCC	Consultation on KCC waste collection	Cllr M Appelbe agreed to respond on behalf of the Council

Agenda item 14: Confidential

The meeting closed to the public for a confidential matter.

Meeting closed at 10.05pm

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.