

Hawkhurst Parish Council

Meeting: Full Council

Date 6th August 2018

Copt Hall

Ref: RG/02/18

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 S Holden spoke about the grant for the Silent Soldier, which has arrived, plus the grant to the "Hawkfest" which was an excellent event. He raised the point about the ongoing traffic issues and explained the Leicestershire model about getting lorries / HGV's off the rural road network. There would also be the need for enforcement. He emphasised that this is an ongoing battle and is not going to be a quick win.
- 1.2 Cllr P Thomson supported Cllr S Holden with the need to resolve the traffic issues in Hawkhurst, one possible option was a "flashing speed sign". Cllr J Newman noted that the Parish Council has proposed this already in next year's budget. Cllr P Thomson asked to be kept abreast of ongoing meetings so he could support the Parish Council. Cllr J Newman thanked him for the support and said she would write to him.
- 1.3 A resident spoke to the meeting regarding planning application 18/01951/FULL, the main points were;
 - a) They originally did not make any objections because the public notice was put up by TWBC on the 12th July 2018 after the closing date of 9th July 2018
 - b) The proposed extension is too large for the area
 - c) The extension is within 1metre of the boundary
 - d) The 7 Velux windows are unnecessary as the attic already has east and west facing windows
 - e) The very large dormer windows (@10ft x 12ft) overlook her property, impacting on privacy, are aesthetic unpleasing and against TWBC policy on dormer windows overlooking neighbours
 - f) The three storeys would be out of keeping with the area and potentially set a precedent
 - g) The extension impacts on light, overshadows her property and is against the "dark skies policy"

- h) The lean to does not exist and should be a separate planning application
- 1.4 A brief discussion took place and all agreed that the lack of public notice from TWBC was an issue regarding this planning application.
- 1.5 Cllr B Weeden left the meeting.
- 1.6 Mr B Lees then spoke to the meeting regarding planning application 17/02980/OUT, his main points were:
 - a) Why was the deadline so short for comments?
 - b) Nothing has changed in the application for the original one – to far form village and unsustainable
 - c) Did not comply with NDP
 - d) The timing in the holidays – does the original comments still apply?
- 1.7 A brief discussion was held and it was explained that these were amendments to the original application (which has not yet been determined) so the original comments still applied. Cllr Escombe explained that until the Parish Chairmen complained to TWBC about Parish Councils not been notified about amendments in ongoing planning applications we would not have been aware of this. It is good that we are now made aware but agreed the timescale is still an issue.
- 1.8 Cllr J Newman thanked both speakers and Cllr S Holden emphasised the need to speak at the TWBC Planning Committee.
- 1.9 Cllr B Weeden returned to the meeting.

Agenda Item 2. Apologise for Absence

- 2.1 Cllr P Whittle and Cllr L Edmeads.

Agenda item 3. Declaration of interest

- 3.2 All Cllr's declared a personal interest regarding planning application 48.
- 3.3 Cllr B Weeden declared a pecuniary interest regarding planning application 41 and a personal interest regarding 49.
- 3.4 Cllr B Fitzpatrick declared a personnel interest regarding planning application 41.

Agenda item 4. Approval of minutes

- 4.1 Approval and noting
 - 4.1.1 Cllr J Newman introduced the minutes of the Council meeting 9th July 2018, they were approved by a vote of 10 and one abstaining. Cllr J Newman then signed the minutes.
 - 4.1.2 The minutes of the Finance and General Purposes Committee of 16th July 2018 were noted.

4.1.3 The minutes of the Building Committee of 30th July 2018 were noted.

4.2 Matters arising from minutes.

4.2.1 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 continue chasing this.

Agenda item 5. Correspondence

	Date Received	From	Subject
1	4.7.2018	Liz Hatcher	Thank you for the KALC Community Award
2	16.7.2018	Mrs Brown	Concern about planning application, but already considered. Note being reconsidered
3	17.7. 2018	Richard O'Neill	Application to position of Trustee of Springetts Almshouses and the linked Thomas Iddenden Charity
4.	18.7. 2018	Ken Bonner	Potential Co-op for street lighting
5.	19.7.2018	Home Start	Thank you for grant of £150
6.	25.7.2018	Samaritans	Thank you for grant of £100
7	25.7.2018	Kent, Surry and Sussex Air Ambulance	Thank you for grant of £150
8	30.7.2018	Hands of Hope	Thank you for the grant of £100
9	3.8.2018	West Kent	Invite to meeting on “memory café” at Bowles Lodge

5.1 Resolved

5.1.1 Richard O'Neill was unanimously approved to be the Trustee of Springetts Almshouses and the linked Thomas Iddenden Charity.

5.1.2 Cllr B Weeden to represent Hawkhurst Parish Council at the memory café meeting.

Agenda item 6. Finance

6.1 Income and expenditure as of 3rd August 2018

Accounts for payment	£	9,293.52
Payment received	£	695.00
Net Expenditure	-£	8,598.52
Cambridge & Counties	£	77,400.90
Cambridge Building Society	£	75,201.05
Lloyds Current	£	10,051.00
Lloyds Access Reserve	£	113,694.13

6.2 Income, expenditure and payments approved unanimously.

Agenda item 7. Planning

7.1 Planning & Highways Information:

Ref. No.	Proposal	Location	Comments
NA			

7.2 Planning TWBC Approved:

Ref	Proposal	Location	Comments/Valid
18/01709/TPO	Ash (T1) Reduce fractured limb and surrounding canopy by 2-3m	2 Dickens Way, Hawkhurst, Kent TN18 4PQ	Permitted
18/02165/FULL	EIA Screening opinion - Erection of 28 dwellings , associated access, parking and open space	Land to the East of Heartenoak Road, Hawkhurst Kent	NO EIA required
18/02001/AGRIC	Steel framed barn with open sides and steel roof	Conghurst Farm, Conghurst Lane, Hawkhurst TN18 4RW	Approval not required
18/01929/AGRIC	Two horticultural greenhouses	Land south of Hall House Moor Hill, Hawkhurst TN184QE	Consent required, this would need full application in future
18/01836/Full	Single sided storey extension, alterations to fenestration including a new window to the front elevation and replacement doors/windows to	5. Hutson's Court Woodbury Road, Hawkhurst TN18 4EH	Permitted

	rear elevation and internal alterations		
18/01678/SUB	Submission of details in relation to condition 4 – (internal walls) Condition 5 (Courtyard Sliding Sash Windows of 16/07114/LBC	Old Highgate House, Rye Road, Hawkhurst TN18 4EY	Approved
18/01297/TCA	Tree in Conservation Area - Yell Fell	Lillesden Greenhouse, Hastings Road, Hawkhurst Kent TN18 4RS	No objection
18/00310/SUB	Submission of details in relation to condition 3 (joinery details) 4 (Interface details) and 6 Materials of 17/02158/LBC	4 Gingerbread Lane, Hawkhurst Kent TN18 4XR	Approved
17/03896/SUB	Submission of details in relation to condition 7 (fireplace)	4 Gingerbread Lane, Hawkhurst Kent TN18 4XR	Approved
17/03806/ENVSC R	EIA Screening Opinion: Outline (access not reserved) – Demolition of existing building and erection of 25 apartments with affordable housing, parking provision, new highway access and other ancillary works (17/03780/OUT refers)	Brook House, Cranbrook Road, Hawkhurst TN18 5EE	EIA not required

7.3 Planning TWBC Refused:

Ref. No.	Proposal	Location	Comments/Valid

7.47.4 Planning Applications received: [TWBC Planning Portal](#)

No	Application No	Proposal	Location	Decision
41	17/02980/OUT	Outline (access and layout not reserved) – Residential development of 40 dwellings with open space amenity land and new access road including provision of 35% affordable housing	Streatley, Horns Road, Hawkhurst, Kent TN18 4QT	Council decision – Object unanimously PAC advice Object

Having reviewed the amendments to this application, Hawkhurst Parish Council stands by its original comments when members voted against this application as the amendments do not appear to have addressed any of HPC's objections. The 'made' NDP and new NPPF add further weight to HPC's objections.

We have considered Wealden Homes responses to the questions from the Case Officer and it is clear that Wealden Homes do not appear to have answered the questions put to them. There are no substantial changes to the application.

18/01951/FULL	Construction of two storey rear extension, replacement dormer windows and insertion of velux roof lights	Westwell, Stream Lane, Hawkhurst, Kent. TN18 4RD	Council decision – Object For – 3 Object - 7 PAC advice Support
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This application has been brought back to the Full Council for further consideration, as we have been made aware that the planning notice was not displayed until after the application was discussed at the July meeting and that the plans submitted do not reflect the current size/location of Anescote, a neighbouring property, after it was extended in the 80s. However, it should be noted that a recent aerial photograph was included in the Design and Access statement, which clearly showed the current situation.

It is noted that there have been 14 comments by residents, 12 objecting and 2 in support of the application.

Older plans (not showing the full extent of Anescote) and the absence of comments from residents may have led us to give less consideration to this application than might have been the case. Now that we are aware of the position, we have revisited this application in depth.

Residents have identified concerns that the dark weatherboarding does not match the local vernacular in Stream Lane or Hawkhurst more widely - as we did. We believe that this will be addressed by the condition we requested should be applied if planning permission is granted.

Further comments refer to the fact that the extension will be very big for the plot, overwhelming and out of character with other properties in Stream Lane. Having reviewed this, we are still of our original view that the extended property is neither too big for the plot nor out of proportion with other properties. Stream Lane is characterised by a mix of properties of varying sizes and styles.

A major concern relates to Anescote being overlooked by the extension to Westwell, particularly with the increased size of the dormers. The proposed work will add additional windows and velux roof lights on both sides of the property. We have restricted our detailed consideration to the side facing Anescote, as the occupant of the other neighbouring property has made comments in support of this application.

From the revised plan, kindly provided by Mr and Mrs Brown, it can be seen the two houses are largely offset from each other, with the front of Westwell being largely in line with the back of Anescote, although there is some overlap between the two properties. The proposed internal layout indicates that the dormer windows on the side nearest Anescote relate to bathrooms and the dressing room. We assume that these windows will be frosted or suitably treated and it is on this condition that we would support this planning application.

The other window in the attic dormer is for the dressing room and we request that the Case Officer for TW advises on what can or should be done with this window.

Conditions - materials should match existing (and neighbouring property, which is of a similar design) and retain tile hanging. If this is not practical, then weatherboarding should be white to match in with Hawkhurst vernacular and local street scene. The dormer windows to the bathrooms / ensuites facing Anescote should be frosted or suitably treated.

The tone of the Council discussion was that the proposed extension would be unacceptable in that it was overlooking Ansecote

42	18/02249/FULL	Partial rebuild of wall to the front	Wellington House, High Street, Hawkhurst, Kent TN18 4JS	Council decision – Support unanimously PAC advice Support
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There were no comments from neighbours. Rebuilding with materials to match existing.

43	18/01776/FULL	Demolition of office outbuilding within grounds of Highgate Hall (retrospective)	Highgate Hall, Rye Road, Hawkhurst, Kent TN18 4EY	Council decision Support 9 in favour and 1 abstain PAC advice Support
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The outbuilding was demolished by previous owner prior to sale. The removal of the outbuilding is supported by the conservation officer.

44	18/02120/FULL	Variation of condition 6 (landscaping) of planning permission 16/502248/FULL (demolition of existing garages and erection of 1 home with 4 parking space – Relocation of front fencing to provide larger garden	38A, Park Cottages, Hawkhurst, Kent TN17 4HN	Council decision – Support unanimously PAC advice Support
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There were no comments from neighbours. Picket fencing and applicant has agreed to TW's request that fence be softened with planting which is kept trimmed to a specified size.

45	18/02152/FULL	Single Storey Pitched roof annex extension to existing bungalow.	The Cedars, Tongwood Drive, Hawkhurst, Kent TN18 5DS	Council decision – Support 9 in favour, 1 against PAC advice Support
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The previous planning application for separate building in grounds was rejected due to use of agricultural land and planners advised that they would look more favourably on an extension. The

extension is to provide living accommodation for the daughter to provide live-in care for elderly disabled relatives. Materials have been chosen to match existing bungalow. Efforts have been made to take into account eco considerations e.g. use of solar panels and a log boiler to heat radiators.

46	18/02060/FULL	Erection of single storey rear extension (Part retrospective)	5 Western Villas, Western Avenue, Hawkhurst Kent TN18 4BN	Council decision – Support 9 in favour, 1 abstain PAC advice Support
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A small extension using materials sympathetic to existing.

47	18/02054/FULL	Demolition of existing conservatory: erection of a replacement infill extension and garden / store room	The Well House, Potters Lane, Hawkhurst Kent TN18 5BB	Garden room Council decision – Object In favour 2, against 8 Extension Council decision – Support In favour 8, abstain 2
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We would support the removal of the conservatory and the replacement extension, thereby providing a link between the two parts of the property. This does not appear to be excessive in size or to impact on neighbours.

We object to the construction of the new building in the garden, which the plan shows to contain a bathroom, kitchenette, dining room and one other room. There is confusion over the purpose of this building, which is identified as a garden room/ store room in the application.

This size of this additional building is also concerning, as it is very large. The house has previously been extended by converting the garage into accommodation, the new infill extension will link these two areas.

The application was confusing, maybe should have been two applications – support the extension but against the new build.

48	18/02002/FULL	Single storey rear extension and addition of windows to south elevation	Padmore, Stream Lane, Hawkhurst, Kent TN18 4RB	Council decision – Support unanimously PAC advice Support
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Small extension to living room, increasing volume by 6%, using materials to match existing.

49	18/02165/FULL	Erection of 28 dwellings, associated access, parking and open space	Land to The East of, Heartenoak Road, Hawkhurst Kent	Council decision – Object unanimously PAC advice Object
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This is a major development on a greenfield site (active agricultural land) in the AONB that does not comply with the NDP.

HD1(a) states a preference for smaller sites and that greenfield sites should provide for approximately 5 to 10 dwellings. This proposal is too big to comply with this policy.

HD1(b) identifies exceptions for larger-scale development - a need to demonstrate exceptional circumstances, and that the impact on the AONB and environmental constraints of Hawkhurst can be effectively mitigated. No credible justification is given to explain why this development is needed in the AONB. Reasoning appears to be based on the incorrect assertion that Hawkhurst is a town with “ample local services” and, therefore is better placed to accommodate significant growth than villages. Hawkhurst’s infrastructure is already struggling to meet existing demand and this is before the housing currently being built is occupied. Further development would just exacerbate this.

HD1(b) 2i) The proposed site is within walking distance of the centre of the village, but we have concerns over pedestrian safety. Heartenoak Road is narrow and does not have continuous pavements. The site would provide a number of affordable properties, which are needed in Hawkhurst. But it also includes 4 and 5 bedroomed houses, which are not needed.

The transport assessment minimises the impact of the additional traffic on the already high level of congestion in Hawkhurst. Heartenoak is a very narrow lane (single track with passing places) that cannot provide suitable access to this site. It is a sunken lane - something that is not mentioned in the application. The transport statement refers to the new junction, which should have been delivered as part of the redevelopment of Babies Castle - this has not yet been enforced. The transport statement mentions Etchingham station but ignores the fact that a car is necessary to access it.

HD1(b) 2ii) We feel extreme disquiet over the lack of environmental care in this proposal. The ecological assessment has identified ancient woodland, important hedgerows, dormice, 8 species of bats (including some that would be classified as very rare), grass snakes and slow worms, as well as nesting sites for birds. Efforts to mitigate the impact of this development on the biodiversity appear to be very superficial e.g. trees on either side of the entrance that will provide aerial linkage in time, 5 bat boxes and 5 bird boxes. This is not acceptable.

The landscape assessment indicates that the visual impact will be limited to the site and the immediate environs. The proposals will result in “major adverse effects at the site and local level.” The development would be visible in winter from the public footpaths north of the site.

The site is currently used for agriculture and so does not comply with NDP - HD1.

HD3 - Modern living - it does not appear that consideration has been given to lifetime homes standards or the efficient use of water and energy.

HD4 - Design Quality - the proposal does not comply with the design guidance, e.g. there are no working chimneys. Car parking only meets minimum provision. This is not acceptable in Hawkhurst, given the pressure on parking. All developments are expected to have safety and security built in - the response from the police indicates that insufficient consideration has been given to this.

To date the planning portal has 16 objections from residents.

Note recent National Planning Policy Framework July 2018 paragraph 84 regarding developments in rural areas "... does not have an unacceptable impact on local roads"

50	18/02413/TPO	Trees Lime (T1) – to fell	3 Highgate Mews Hawkhurst Cranbrook TN18 4JW	No decision – follow Tree officer advice.
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The tree is subject to a TPO. Application states that it is diseased. This needs to be supported by evidence which has not yet been provided.

51	18/02095/FULL	Variation of Condition 8 of 94/00357/FUL - Current operating hours of 07:00 am to 23:00pm on Monday to Saturday, and 08.00am to 22.00pm on Sundays, to be increased by one hour either side, to be 06:00am to Midnight on Monday to Saturday, and 07.00am to 23.00pm on Sundays Planning Application	Highgate Service Station Rye Road Hawkhurst Cranbrook Kent TN18 4HA	Council decision – object unanimously PAC advice Object
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Although extended hours were previously supported by HPC, the previous application was withdrawn as there were concerns raised by Environmental Protection that could not be reviewed in time for the decision deadline.

This has now been reviewed and considered acceptable. However, this was prior to the decision to allow the Subway. Therefore, we would like to know whether the addition of the Subway will have an effect on this assessment.

Agenda Item 8: Burial and Memorial

Date	Deceased	Interment /buried
21 st July 2018	Ronald John Weeden	Interment of ashes
25 th July 2018	Michael Fisher	Interment of ashes
26 th July 2018	John White	Burial

- 8.1 Cllr Newman noted the sad loss of Ronald Weeden and his outstanding service to the community over many years.

Agenda Item 9: Notes and Information

	Date	from	subject
1.	6.8.2018	Clerk	Post office did not open at the Moor today

Agenda item 10: Confidential

The meeting closed to the public for a confidential matter.

Meeting closed at 9.05pm

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.