

## Hawkhurst Parish Council

### Meeting: Full Council

Date 8<sup>th</sup> October 2018

### Copt Hall

Ref: RG/04/18

**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.

### Agenda item 1. Adjournment for public speaking

- 1.1 A resident spoke regarding the War Memorial project. The group are unhappy with the cleaning and have obtained a quote for a further deep clean of £1,012.75 plus VAT. This is required due to the air pollution over the years impacting on the War Memorial which is made of Cornish Granite. It was also noted that the steps to the War Memorial would need some work in the future.
- 1.2 Cllr Weeden asked about “test cleaning” before the original cleaning was done while Cllr Whittle raised the point that this was very expensive and would the deep clean damage the name plates that were recently added. The resident replied that no damage would occur and that the extra clean was really needed.
- 1.3 Cllr Jones noted that he would speak on this later and was hopeful that funds could be found. The Chairman agreed to defer until the agenda item.
- 1.4 A resident then spoke regarding planning application 18/02767/ FULL – The White House and handed out a copy of his submission on the TWBC portal. He noted the comments of the Planning Advisory Committee and wished to add several others:
  - It appeared that the south elevation plans had not been submitted to the Council in hard copy.
  - That a further amendment by the applicant was a concern
  - That the proposed development would tower over the existing properties – that the three storeys were not cut into the landscape like other properties but would just dominate the area.
  - That the original plans had the car park at the south side and the application has been flipped.
- 1.5 The Councillors expressed general concern the application seemed to be based on similar projects done by the developers elsewhere rather than reflect the developer’s consultation in Hawkhurst – traffic congestion, access to Highgate on foot / cycle, limited parking and the mass of the building for instance
- 1.6 Cllr Whittle emphasised that recent experience of similar developments in Hawkhurst reflects the need for parking for occupants, staff, service staff, deliveries and visitors – this proposal does not do that.

- 1.7 In addition, there were a number of inaccuracies in the application – for instance it was stated that the whole site was not wholly in the ANOB, whereas the whole of Hawkhurst is in the AONB.

## **Agenda Item 2. Apologise for Absence**

- 2.1 Cllr Mr D Blackman had offered apologies as he is away.  
2.2 Cllr Mrs L Edmeads was absent.

## **Agenda item 3. Declaration of interest**

- 3.1. Cllr Weeden declared a personal interest regarding planning applications 65,67 and 72.  
3.2 Cllr Appelbe declared a personal interest regarding planning application 70.  
3.3 Cllr Whittle declared a personal interest regarding planning application 70.  
3.4 Cllr Newman declared a personnel interest regarding planning application 70.  
3.5 Cllr Taylor Smith declared a personnel interest regarding planning application 65.  
3.6 Note all Cllrs had received a brochure regarding planning application 65 and therefore declared that they had been lobbied.

## **Agenda item 4. Approval of minutes**

### 4.1 Approval and noting

- 4.1.1 The minutes of the 6<sup>th</sup> August 2018 where approved and signed by the Chairman.  
4.1.2 The minutes of the 8th October 2018 where approved and signed by the Chairman

### 4.2 Matters arising from minutes of the 8th October 2018;

- 4.2.1 Clarify the difference between the time allowed for advertising hoarding (6.9.18 – 4.2.1) Cllr Newman read out the response from TWBC, which is on the Members File. It was agreed that it was unsatisfactory and the Clerk to further pursue the matter.  
4.2.2 HCT 2018 – Charitable progress (10.9.2018/1.11) Cllr Newman congratulated HCT 2018 on being registered with the Charity Commission. After 5 years of trying it had only taken 3 days following the latest submission to be registered.  
4.2.3 Parish Basic Allowance – (10.9.2018/8.2) – The Clerk noted that all elected Cllrs, apart from Cllr Appelbe who had requested the Parish Basic Allowance, had responded in writing that they did not want the Parish Basic Allowance and that the notice on the website would be updated.  
4.2.4 Twinning Agreements (10.9.2018/13.1) – The Clerk updated the Council: that the Oriolo Romano twinning Charter was on file, and that he had contacted the LGA Twinning registration regarding the Audriqu Twinning charter; that the two twinning groups were separate community organisations; that Hawkhurst Parish Council had no statutory or legal responsibilities apart from signing the Charters; that both the

Twinning organisations had led to informal cultural exchanges – links with schools etc. and were free to apply for Hawkhurst Parish Council grants if they so wished.

- 4.2.5 Improved acoustics ((10.9.2018/9.1) – a system will be trailed at the next meeting.
- 4.2.6 Rag Solutions (10.9.2018/9.9) – it was confirmed that Rag Solutions will be using King George V Field car park.

## **Agenda item 5 Standing reports**

- 5.1 Transport and Highways – Cllr Appelbe stated nothing to report.
- 5.2.1 Footpaths – Cllr Robertson stated nothing to report but that some hedges were being cut back.
- 5.2.2 New Community Hall Working Group – Cllr Whittle congratulated the HCT 2018 trust on obtaining Charity Commission registration and that the working group had met with the trustees. It was a fruitful meeting with a series of actions. A more formal update would be given to the next meeting.
- 5.2.3 War Memorial project – Cllr Jones updated Council that work has been completed, the costs are £1,970 and we have received donations of £700, plus more to come. The new deep clean costs of £1,012.75 were potentially problematic but Cllr S Holden from KCC had kindly stepped in to support the project and cover outstanding costs.
- 5.2.4 It was agreed unanimously to arrange a “test” of the new deep clean and if satisfactory proceed ASAP. The Clerk to action in liaison with the War Memorial project group, Cllr Jones and Cllr S Holden.
- 5.2.5 The Chairman thanked all those making donations, especially Cllr S Holden.

## **Agenda item 6 – Reports of the Committee Chairman**

- 6.1 Buildings (next meeting 15.10.18)
- 6.2 Land (meeting 24.9.2018) – Cllr Robertson asked for the minutes to be noted and that the Hawkhurst Gang will be using the King George V Field for the bonfire event. Cllr Robertson forcefully raised the issue of vandalism at Heartenoak Playing Field where the adult outdoor gym handles had been damaged, again. Replacements would be found but we need to seek a solution to the ongoing problem.
- 6.3 Finance & General Purposes (meeting 17.09.2018) – Cllr Newman asked for the minutes to be noted, that the budget 2019/20 was been drafted, that a sum had been suggested for War Memorial upkeep and that the 5-year plan was being considered at their next meeting.
- 6.4 Personnel (meeting 1.10.2018) Cllr Fitzpatrick updated the group that they had considered the Lone Working policy, Health and Safety Policy and the training and development Policy. They would formally report back at a later meeting. In addition, they considered that the Clerk’s period of probation was completed and recommended that the clerk be formally appointed, this was unanimously agreed by Council.
- 6.5 Fete Committee (meeting 12.9.2018) – The meeting notes were noted and the Council emphasised the importance of the excellent work that the group does. Cllr Taylor – Smith

felt that the role was outside the statutory function of a Council. Cllr Newman agreed and commented that the benefits a community group have is access to external funding without the constraints of a Council Committee. The Clerk is to meet with the Fete Committee to discuss the ongoing structure.

6.6 Planning Advisory Committee – paper from meeting 5.10.2018 circulated

## **Agenda item 7 – Matters for discussion**

- 7.1.1 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. It was agreed any suggestions need to be into the Clerk by Monday 15<sup>th</sup> October 2018.
- 7.1.2 Cllr Taylor Smith raised the issue about short and long term planning and linking with a strategic approach and having an away day for all to feed into.
- 7.1.3 Cllr Newman referred to the 5-year plan that was coming back to the Council and noted the suggest of an away day.
- 7.2.1 New Council email domain and website – The Clerk updated the Council that GDPR guidance suggests a central email address domain and the current website is indeed of a refresh.
- 7.2.2 The suggested email domain is Hawkhurst-pc.gov.uk. Councillors generally preferred hawkhurstparishcouncil.gov.uk although some preferred a shorter domain. It was the agreed the Clerk would further investigate.
- 7.2.3 The Clerk informed the Council that he had sought 3 quotes for creating a new website, received 2 and the best value was the existing provider as they can transfer much of the existing data. The aim is to work with 2 councillors and the designer to develop the new website, pilot the new website and launch as a beta site – in public but being developed.
- 7.2.4 It was suggested that a sum of £800 be set aside for this work – Unanimously agreed.
- 7.3.1 Remembrance Day events – The Clerk updated the Council on the traditional Remembrance Day Service in the morning – Cllrs Newman and Taylor Smith stated they would be marching. In addition, Hawkhurst is taking part in the Battles Over national remembrance at 6-30 – 7.00pm at the Moor and all are welcome. There is also a range of activities: Poppy making and displays, an exhibition at The Royal British Legion (Friday 9<sup>th</sup> and Saturday 10<sup>th</sup> November 10am – 5pm plus Sunday 11<sup>th</sup> November 2 – 4pm) plus 5 Silent Soldiers. All this reflects the Hawkhurst community spirit today.
- 7.4 Commonwealth Canopy - Native tree – Cllr Hunt suggested the Moor, next to the bench which would not have an impact of properties. Council agreed unanimously.

7.5 Hawkhurst Neighbourhood Development Plan update – Cllr Escombe emphasised that this was a minor update or tidying up of the NDP. Cllr Newman suggest a page which listed the amendments to help the consultation. The Council agreed the following consultation:

- Start 1<sup>st</sup> November 2018 for 6 weeks
- Website
- Facebook
- Posters around Village
- Hardcopy available in Parish Office and Library
- Email original Stakeholder group.

7.6 Cllr Escombe to report back in early 2019 with feedback from consultation and any further amendments for adoption by Hawkhurst Parish Council and Tunbridge Wells Borough Council.

## Agenda item 8. Correspondence

	Date Received	From	Subject	Comment
1	12.9.18	The Rt Hon Greg Clark MP	Opportunity to obtain a tree as part of the Queen's Commonwealth Canopy	Agreed the Moor
2	12.9.18	TWBC	Notification that Esquire Developments Ltd have lodged an appeal regarding Brook House – Planning application - 17/03780	Cllr Escombe circulated draft, any comments to the Clerk by 12noon tomorrow as return is tomorrow
3	21.9.18	DHA	Notification that Cedardrive Ltd have submitted a request for an Environmental Impact Assessment scoping opinion to TWBC regarding potential development at Hawkhurst Golf Club	See planning section
4	4.10.2018	KCC - Public Transport	Information regarding changes to bus service operating within Kent	
5	4.10.2018	NHS	Promotion of extra opening hours for GP services	
6	5.10.2018	KALC	Promotion of adult safe guarding awareness	

## Agenda item 9. Finance

### 9.1 Income and expenditure as of 5<sup>th</sup> October 2018

#### INCOME AND EXPENDITURE SEPTEMBER 2018

Accounts for payment	£	3,332.28
Payment received	£	5,442.00
<b>Net Expenditure</b>	<b>£</b>	<b>2,109.72</b>
Cambridge & Counties	£	77,400.90
Cambridge Building Society	£	75,201.05
Lloyds Current	£	10,001.00
Lloyds Access Reserve	£	71,213.08

### 9.2 Income, expenditure and payments approved unanimously.

## Agenda item 11. Planning

### 11.1 Planning & Highways Information:

Ref No.	Date	Issue	Comments
1	14/9/2018	Clarification on the difference in time for advertising hoarding	Clerk to further chase
2	25/9/2018	EIA Scoping request for proposed development at Hawkhurst Golf Club	See Planning ref 72

### 11.2 Planning TWBC Approved:

Ref	Proposal	Location
18/02517/FULL	Single storey side and rear extension	1, Highgate Hill, Hawkhurst, Kent TN18 4LB
18/01800/FULL	Demolition of existing stables and erection of replacement stables	Cowden Bothy, Horns Road, Hawkhurst, Kent TN18 4QS
18/02439/FULL	Single storey side extension	Whiteswood Farm, Whites Lane, Hawkhurst, Kent. TN18 4HP
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

18/02374/FULL	Change of use of land for dog day care and dog training	Little Dale, Units 5,6 and 7 Springfield's Industrial Estate, Cranbrook Road, Hawkhurst Kent TN18 5EE
18/02289/FULL	Proposed replacement dwelling	Olyers Farm Cottage, Attwaters Lane, Hawkhurst TN18 5AR

### 11.3 Planning TWBC Refused:

Ref. No.	Proposal	Location	Comments/Valid
17/03780/OUT	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	Brook House, Cranbrook Road, Hawkhurst Kent	The proposed development fails to demonstrate safe, suitable access for all and would be likely to increase hazard on the highway.

### 11.4 Planning Applications received: TWBC Planning Portal

No	Application No	Proposal	Location
63	18/02542/FULL	Replacement of existing bay window with porch	The Cottage, High Street, Hawkhurst Kent. TN18 4AQ

#### **PAC Comment:**

*The Cottage is in a conservation area and the bay window is visible from the road driving in to Hawkhurst from Flimwell. Planning permission was granted for a larger timber and glass orangery 18/01014. This is for a bespoke German winter garden out of powder-coated aluminium - will be made in Germany.*

The proposed porch/winter garden 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. This is clearly not the case in this instance. NDP HD4 states that modern style extensions to traditional houses will be resisted.

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.

The Cottage lies within a conservation area. The proposed winter garden/porch is not in keeping with the traditional character and style of the village. According to NPPF paragraph 127c development should be sympathetic to local character and history.

Although an 8/10 foot hedge / wall hides the proposal, the proposal is not sympathetic to a listed building.

#### **Object.**

**Council Decision: Object**

**For = 0, Against = 12, Abstain = 0**

64	18/02717/FULL	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
----	---------------	--	---

**PAC Comment:**

*Queens Inn is a listed building, which has been altered significantly over recent years. The two assembly/ function rooms have not been altered and retain their original features - plaster, cornices, Venetian window etc. The proposal is to create 8 further bedrooms by partitioning these rooms, including dividing the rooms to add an additional floor, allowing two levels of rooms within this space. Hence, the need for the roof extension. The assembly rooms are historically significant not only for the building itself, but Hawkhurst as a whole. The first was built prior to 1788, which was early for a building of this type in a village setting. Initially assembly rooms were introduced in major cities e.g. Bath, London. This demonstrates the historical success and wealth of Hawkhurst.*

The two assembly rooms are considered to be the most historically authentic part of the Queens Inn due to the alterations that have been carried out elsewhere in the building. Given their historical significance and the fact that they retain their original features, the proposed alterations will cause harm to this listed building

However, we are mindful that the Queens Inn needs to be financially viable and note the case put forward that additional bedrooms will bring in additional guests and staff, thereby also contributing to the wider economy of Hawkhurst.

The Heritage Statement refers to limitations in existing accommodation within Hawkhurst. However, this underestimates the existing provision in terms of B&Bs.

We note that pre-application advice from TWBC indicating that the council would be unable to support the proposal as it stands. It does not appear that this advice has been acted upon.

This building has significant historical value and need to balance this against the need to support local business. It is generally felt that the current function room is inaccessible, enhance the desire to change it into rooms.

**Object** to application as it stands. However, we would have been minded to recommend support for an application for five additional rooms that did not introduce the extra storey, on the condition that the alterations could be fully reversed without any detrimental impact on the historic fabric of the assembly rooms.

**Council Decision: Object**

**For = 1, (JH) Against = 10, Abstain = 1 (MTS)**

65	18/02767/FULL	Demolition of existing dwelling and erection of 43 retirement living apartments with associated communal facilities, access, parking and landscaping	The White House, Highgate Hill, Hawkhurst, Kent. TN18 4LB
----	---------------	--	---

**PAC Comment:**

*The proposal is for one and two-bedroomed apartments, with 30 parking spaces. The communal facilities will include an electric buggy store. Much of the proposed building is 3 storeys. This is part in the LBD and part outside. One objection on planning portal.*



We do not feel that this application has considered the local context of Hawkhurst. Consequently, whilst we recognise the need for housing for an aging population as identified in the NDP (HD2), we do not feel that sufficient thought has been put into this application at this stage.

The documentation repeatedly refers to only part of the development being within the AONB. Yet all of Hawkhurst lies within the AONB. The traffic statement asserts that the additional traffic would not have an impact, yet the traffic lights at the crossroads are already over capacity and any additional traffic will have a detrimental effect. It also refers to the village centre being in comfortable walking distance - on paper, yes; but this is actually up a very steep hill, with pavements that are not easily negotiable, especially if one were reliant on an electric buggy. It also states that most roads in Hawkhurst are residential and provide a quiet cycling environment. This is quite simply not the case. Basic errors such as these suggest a lack of familiarity with the site.

Despite holding a consultation, it does not appear that the comments received have actually been given adequate consideration. For instance, residents raised concern over the limited number of parking spaces and the impact on traffic. No change has been made to parking spaces and the impact on traffic has been ignored. Residents raised other pertinent points such as over-stretched local facilities, such as doctors, and the fact that the development will be on a steep hill.

NDP HD1b states that larger developments will only be supported if there are exceptional circumstances and it can be demonstrated that their impact on the sensitive landscape setting of the AONB and considerable environmental constraints of Hawkhurst can be effectively mitigated. This proposal fails to do this. It does not demonstrate how it meets the High Weald AONB Management Plan. In terms of visual impact, there does not appear to be a detailed visual impact assessment. The planning statement refers to the site being undeveloped and underused comprising a gap between existing development, but does not appear to recognise the importance of such "gaps" in providing views out into the countryside (NDP LP1). HD4 expects that new development should reflect the rural nature of the parish and be designed to give the impression of spaciousness with the opportunity for green landscape between buildings.

In fact, the main argument in terms of impact on the AONB appears to be the incorrect assertion that not all of the site falls within the AONB and the fact that neighbouring Herschel Place has had a more detrimental impact on the AONB. 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. There is nothing to indicate how this proposed development would do this.

In terms of exceptional circumstances, the argument is simply that TWBC cannot demonstrate a five-year housing supply.

NDP HD4 expects that design, form and detail should be informed by the layout, character and style of the parish's vernacular architecture. This proposal is three-storeys and would dominate the street scene and block views to the wider area. Although there are a limited number of three-storey properties in Hawkhurst, this is not typical of the village. The design is out of character and would be more appropriate to an urban setting. Also, in HD4 there is an expectation that locally sourced timber will be used in construction, yet this appears to have been excluded from the materials that are proposed to be sourced locally. There is an expectation that properties will have working chimneys and whilst this might not be practical for each individual apartment, it could have been considered for the communal lounge.

Further ecological surveys are still needed. Dan Docker has raised significant concerns over the lack of information on how level changes will impact on the trees and what action will be taken to protect them. And has also suggested that the landscape scheme could be improved.

At this stage, we feel that more thought needs to be given to this application to address the concerns outlined above. We expect that there will be ongoing dialogue between the developer and the

planning officer and request that we are kept updated as changes are made as the application progresses through the planning process.

The Council expressed general concern the application seemed to be based on similar projects rather than reflect their consultation in Hawkhurst – traffic congestion, access to Highgate on foot / cycle, limited parking and the mass of the building. Recent experience in Hawkhurst reflects the need for parking for occupants, staff, service staff, deliveries and visitors – this proposal does not do that. In addition, there were a number of inaccuracies in the application – for instance not the whole site in ANOB.

Also, the need to highlight the overbearing nature of the proposal on the existing properties to south.

**Object.**

**Council Decision: Object**

**For = 0, Against = 10, Abstain = 1 (MTS)**

**(One Councillor absent for this application)**

66	18/02672/FULL	Demolition of existing porch, erection of front and side single storey extensions and detached garage / workshop	Oylers Farm Cottage, Attwaters Lane, Hawkhurst, Kent TN18 5AR
----	---------------	--	---

**PAC Comment:**

*The development for the bungalow, which we objected to at the last meeting, has just been approved. We feel that this is development creep.*

The extension appears to be modest, although the property has been previously extended. The planning officer will be able to determine whether the proposed extension complies with H11. Materials will match existing and the design appears to be sympathetic to the host house. We do not feel that the extension will have a negative effect on the AONB or neighbouring properties.

We have more concerns over the new garage. This is an additional building, which will be visible from the road and will have an impact on the AONB, blocking views to the open countryside. However, the proposed design is not unattractive, uses traditional materials and would fit in with the rural location and the wider surroundings. We are particularly concerned since approval has just been granted for a replacement dwelling (18/02289) on this site, which HPC felt would be visually obtrusive and impact negatively on the AONB. This appears to be development creep in a sensitive location.

However, the decision for the new dwelling (18/02289) was based on the view that the new dwelling was “not out of character in this rural location,” and was considered to comply with all relevant planning policy and guidance. Therefore, given the design and construction of the garage, we have to conclude that this will apply for the garage as well.

**Support.**

**Council Decision: Support**

**For = 11, Against = 0, Abstain = 1 (PJ)**

67	18/02366/FULL	Proposed construction of 1 no. studio unit	Land at Highgate Mews, Hawkhurst, Kent
<p><b>PAC Comment:</b></p> <p><i>The proposal is for a studio built over a double carport. Materials will be white weatherboarding and brick. The design would be in keeping with the surrounding properties in Highgate Mews which, although bigger, follow a similar approach.</i></p> <p>It is small-scale development, within the LBD and easy walking distance of amenities ∴ meets HD1a.</p> <p>As a studio, it would address Hawkhurst's housing need as identified in HD2 by providing a starter home - something which is very scarce in Hawkhurst at present.</p> <p>The D&amp;A statement states that the construction enables high thermal efficiency, reducing running costs and meeting the "highest environmental standards." This is in line with HD3.</p> <p>We considered whether this proposal would represent overdevelopment, but feel it makes good use of space. It allows for parking and makes use of the space above this. Paragraph 117 of the NPPF advocates the effective use of land and this proposal appears to do so. We noted that there have been no objections from neighbours and the proposal is clearly signed.</p> <p>In terms of HD4, the design makes use of traditional materials; it would integrate well into the site, without impacting on neighbouring properties: it offers car parking; it is sustainable.</p> <p><b>Support.</b></p>			
<p><b>Council Decision: Support</b></p> <p><b>For = 11, Against = 0, Abstain = 0</b></p> <p><b>(One Councillor absent for this application)</b></p>			
68	18/02850/FULL	Erection of boundary wall with railing to replace old timber fence	Down Hall House, Slip Mill Lane, Hawkhurst, Kent. TN18 4JZ
<p><b>PAC Comment:</b></p> <p>Brick will be to 750cm, with total including railings 1.8m. The gate will be set back from the road by 6.5m. We feel this would be an improvement on the current fence.</p> <p><b>Support.</b></p>			
<p><b>Council Decision: Support</b></p> <p><b>For = 12, Against = 0, Abstain = 0</b></p>			
69	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
<p><b>PAC Comment:</b></p> <p>As for 18/02717/FULL. – see number 64 in this report</p>			
<p><b>Council Decision: NA</b></p>			

70	18/02784/FULL	Alterations and two storey rear addition and extension of rear terrace above repositioned garage	Linnet House, Cranbrook Road, Hawkhurst. Kent TN18 4AX
<p><b>PAC Comment:</b></p> <p><i>A large extension with material to match existing. Alterations will include the addition of a window overlooking the neighbouring property (St Ewes). Our recommendation is to object. But this was a close call. Our main concern is the impact on the neighbouring property. There was also some concern that the extension represented overdevelopment of the site, but this was not a unanimous view. It is worth noting there are no objections on the planning portal and there is a planning notice displayed.</i></p> <p>This proposal complies with the NDP in terms of a design and materials that would match the local character. However, we are concerned by the size of the extension, its proximity to the neighbouring property (St Ewes), the possibility of overlooking with the addition of the window in the room identified as bedroom 3 and the likelihood that it would significantly block the light for St Ewes being both higher up Cranbrook Road and south of St Ewes. Consequently, we feel that this proposal harms the amenity of the neighbouring property in terms of overlooking, overshadowing and dominance.</p> <p>Cllr Hunt noted that one of the neighbouring properties, apparently a bungalow appears to be unoccupied.</p> <p><b>Object.</b></p> <p><b>Council Decision: Object</b></p> <p><b>For = 0, Against = 9, Abstain = 3 (JN, MA and PW)</b></p>			
71	18/02947/FULL	Demolition of existing rear extension: replacement one / two storey rear extension	Prospect Cottage, Water Lane, Hawkhurst. Kent TN18 5DL
<p><b>PAC Comment:</b></p> <p>This is a modest extension using materials to match existing. It does not appear to impact on neighbours and complies with HD4 of the NDP.</p> <p>Cllr J Hunt noted it was a very large site</p> <p><b>Support.</b></p> <p><b>Council Decision: Support</b></p> <p><b>For = 12, Against = 0, Abstain = 0</b></p>			
72	18/03008/EIAS CO	EIA Scoping Opinion: Residential Led development of around 400 dwellings including relief road and associated infrastructure	Hawkhurst Golf Club, High Street, Hawkhurst, Kent TN18 4JS
<p><b>PAC Comment:</b></p> <p>We have noted the comments from residents and recognise that this will be a highly sensitive application.</p>			

We expect to work with TWBC if/when this application is submitted. We are not in a position to comment meaningfully on the scoping opinion, other than:

It is important that TWBC follows the national requirements of EIA for this type of development.

It is important the Hawkhurst's NDP is considered during this process, as well as the existing pressure on infrastructure and amenities in Hawkhurst.

It should also be considered in light of any other environmental policies in place in TWBC.

We support the need for a comprehensive Environmental Impact Assessment

**Council Decision: NA**

73	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 Farm, High Street, Hawkhurst, Kent TN18 4PX
----	--------------	---	---

**PAC Comment:**

See comments on 18/02855/FULL.

**Council Decision: NA**

74	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 Farm, High Street, Hawkhurst, Kent TN18 4PX
----	---------------	---	---

**PAC Comment:**

*There is a very long and detailed list of repairs/alterations including underpinning etc. There was previous planning approval given for a single-storey garage about 10 years ago. It is proposed to use the concrete base, already in place for this for the new garage.*

The proposals appear to be aimed at ensuring the viability of this listed building. They appear to be careful and detailed, with the intention of restoring/improving the property by removing previous unsympathetic alterations. Much of the work appears to be essential to maintenance to protect the fabric of the building.

We would support this application as long as the relevant TWBC's conservation officer advises that this is appropriate.

Cllr Jones stated he knew the previous owner and the proposal would improve the site

**Support.**

**Council Decision: Support**

**For = 12, Against = 0, Abstain = 0**

75	18/02781/FULL	Part change of use from residential (Class C3) to Bed and Breakfast accommodation (Class C1)	Meadow Cottage, Rye Road, Hawkhurst, Kent TN18 5DW
<p><b>PAC Comment:</b></p> <p><i>Five bed-house, want to use for four ensuite guest rooms. The only alterations will be demarcation of for parking spaces to ensure appropriate parking in the drive, plus one internal partition. There will be no facilities for children or pets. The gate is set back 7m from the road. There is adequate parking and turning space not to require anyone to park on the road.</i></p> <p>The property is on the outskirts of the village and neighbouring properties are well-spaced. It appears unlikely that this would impact on neighbours. Parking appears to have been considered carefully. It will be economically beneficial to the village.</p> <p><b>Support.</b></p>			
<p><b>Council Decision: Support</b></p> <p><b>For = 12, Against = 0, Abstain = 0</b></p>			
76	18/02920/FULL	Demolition of existing single storey side extension and replacement two storey extension	St Ronans School, Water Lane, Hawkhurst Kent. TN18 5DJ
<p><b>PAC Comment:</b></p> <p><i>This is the proposal for the permanent scheme following the approval given for the temporary classrooms. Materials and design to match existing.</i></p> <p>This proposal appears to improve on the quality of the existing extension and resolve issues around inadequate teaching space.</p> <p><b>Support.</b></p>			
<p><b>Council Decision: Support</b></p> <p><b>For = 12, Against = 0, Abstain = 0</b></p>			
77	18/03088/FULL	Single storey extension	Whiteswood, Farm, Whites Lane, Hawkhurst Kent. TN18 4HP
<p><b>PAC Comment:</b></p> <p>We note that there is no change to this application from that which was recently granted permission and ,therefore, have no additional comments to make.</p>			
<p><b>Council Decision: NA</b></p>			
78	18/02975/LBC	Listed Buildings Consent: Proposed single storey rear extension and external alterations	Gills Green Farm Oast, Wellington Road, Hawkhurst, Kent TN18 5EJ
<p><b>PAC Comment:</b></p> <p>See 18/02974/FULL.</p>			

<b>Council Decision: NA</b>			
79	18/02974/FULL	Proposed single storey rear extension and external alterations	Gills Green Farm Oast, Wellington Road, Hawkhurst, Kent TN18 5EJ
<b>PAC Comment:</b>			
This is a listed Oast House.			
This does not comply with HD4 of Hawkhurst's NDP, which states that "extensions should be sympathetic with the style of the host house and use similar materials and fenestrations. Modern style extensions to traditional houses will be resisted." This is a proposal for a modern extension to a listed building using non-traditional materials. We value our Oast Houses as an important part of our heritage and this would detract from that heritage. It is out of keeping with the character of its rural setting, the village as a whole and the host property.			
It was generally agreed the proposal was out of keeping with the existing property, the village and the Weald.			
<b>Object.</b>			
<b>Council Decision: Object</b>			
<b>For = 0, Against = 12, Abstain = 0</b>			

## Agenda Item 12: Burial and Memorial None in this month

## Agenda Item 13: Notes and Information

	Date	From	Subject
1	18/9/2018	Country House Homes	Computer generated images of proposed development at Potters Farm
2	27/9/2018	Press Release	Request for EIA scope - Proposed development at Hawkhurst Gold Club
3	28/9/2018	KCC – Media Release	Promotion of "Stoptober"
4	NA		Background papers on Twinning and Twinning Charter with Oriolo Romano

- 13.1 Cllr Hunt asked for an update on the new road junction from Heartenoak Road onto Cranbrook Road as this was planning condition of Hawkhurst House. The Clerk has made enquiries. A Section 278 needs to be issued by KCC Highways. They are in discussions with the developer but there is a dispute over drainage. As the land is private KCC Highways cannot impose their preferred drainage design. TWBC Planning could issue the developer a

breach of condition but the developer would claim to be working with KCC on a solution. So we appear to be in a stalemate.

- 13.2 All agreed this was ridiculous and set a dangerous precedent of a developer ignoring planning conditions. Cllr Weeden suggested that TWBC planning go back to the original planning application and review the agreed drainage design. It was also suggested to raise the issue with the local Cllrs at TWBC and KCC. Clerk to chase up.

**Agenda item 14: Confidential**

None

**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.