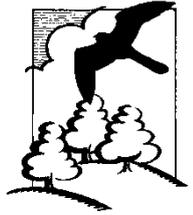


HAWKHURST PARISH COUNCIL

MINUTES



8th April 2019 at The Copt Hall, Cophall Avenue started at 19:45

PRESENT: Cllr C Escombe (Chairman), Cllr Martin Taylor-Smith (Vice Chairman) Cllr B Weeden, Cllr J Hunt, Cllr P Whittle, Cllr P Jones, Cllr R Lusty, Cllr Appleby and Cllr Pyne.

1. ADJOURNMENT FOR PUBLIC QUESTIONS AND COMMENTS:

- i) A Resident spoke regarding planning application 119/00191/TNOT56 and raised serious concerns regarding irregularities in process and procedure by both the applicant and TWBC planning department. For instance, the applicant claimed to have informed both TWBC Councillors and HPC regarding the consultation. But they had not - this was confirmed by both TWBC and HPC. The resident raised the point that an applicant has a “duty to provide correct information” which has not happened in this case.
- ii) A resident spoke regarding planning application 119/00191/TNOT56 and raised the serious point that the site notice was in the wrong place with the wrong information, again a serious lapse in process and procedure by TWBC planning department. Also that various residents had complained to the applicant by registered post and that the applicant had claimed not to have received them, although the residents had proof they had been received and signed for by the applicant.
- iii) TWBC Cllr P Thomson stated he was not sure why Chlorinated chicken had such a prominent place in the village magazine. He is continually pressing for the Hawkhurst NDP to have a prominent place in the emerging TWBC Local Plan.
- iv) KCC Cllr Holden spoke regarding Bee Policy, HGV's and the Copt Hall Avenue planning application. It appears that the yellow lines are only a Kent Highways responsibility if it is a safety issue; they are not in this case therefore the yellow lines are an amenity issue and TWBC responsibility.
- v) Cllr Weeden raised the point that the residents could not care less who was responsible – they do not want them, secondly that the suggestion to park elsewhere is irresponsible and where would they park.
- vi) Cllr Holden agreed and stated that the claim of traffic movement and number of parked cars were completely wrong and he would be speaking against the application.

2. APOLOGIES AND REASON FOR ABSENCE: Cllr B Fitzpatrick due to flu.

3. DECLARATION OF INTERESTS: *To receive notice of personal interests, whether of a prejudicial nature or otherwise, in respect of items on this agenda, in accordance with the Council's Code of Conduct.*

Cllr M Appleby a pecuniary interest regarding the Community Poppy Knitters grant applications

Cllr B Weeden regarding planning application numbers 116,117 and 122.

4. CO-OPTION OF TWO COUNCILLORS

The Four applicants spoke about their interest and what they could add to the Parish Council.

Cllr Jones emphasized how good it was to see four strong applicants when in the past we had struggled to attract applicants – all would be worthy Councillors.

The Clerk explained the voting and the voting took place.

Mr. Green and Mrs. Cory were voted on to Hawkhurst Parish Council as co-opted Councillors.

Cllr Escombe thanked all four applicants and noted that there was another vacancy at the May meeting.

5. APPROVAL OF MINUTES:

5.1 Approval

i) The minutes of the Parish Council meeting held on 4th March 2019 were approved

ii) The minutes of the Parish Council meeting held on 11th March 2019 were approved

5.2 To note

i) The minutes of Building Committee 25th February 2019 were noted

ii) The minutes of the Fete Committee notes 20th February 2019 were noted

iii) The minutes of Community Hall Working Group minutes 5th March 2019 were noted

iv) It was noted that the Land Committee on the 25th March 2019 had been cancelled due to illness.

6. MATTERS ARISING FROM THE MINUTES

i) Sherrards house (11.3.2019-1.1) – the letter has been sent

ii) Illegal hoarding signs (11.3.2019-6ii) – now removed

iii) Countryside Properties – Donation to British Legion – This has now been passed on to the British Legion

7. PLANNING

7.1) Planning applications – Planning Advisory Group 5.4.2019 applications report to follow

No	Application No	Proposal	Location
113	19/00249/Full	Extension and conversion of ground floor oast to residential accommodation	Stevens Far, Rye Rd, Hawkhurst TN18 5DW

Background:

The application is to convert and extend the ground floor of the oast so that the current first floor flat becomes a four-bedroomed house. The ground floor is currently used for parking and farm storage. Materials will match existing, other than the roof of the extension which will be profiled metal to reflect agricultural heritage. There is some discrepancy between the planning application form and the submitted plans - the application states the windows will be powder coated aluminium, but the plans show UPVC. Pre-application advice was that it was acceptable in principle. No comments from neighbours.

Comments and Recommendation:

This is a modest extension - it is an increase of 22% and so complies with H11. The property is set back from the road and does not appear to have any impact on neighbours. The plans indicate that materials have been chosen to match existing, other than the metal roof to the extension. However, this reflects the agricultural heritage of the building. This is, therefore, in line with the requirement of HD4 of the NDP that extensions should be sympathetic to the host house.

We do have concerns that the application form and the plans show different information about the windows. It should be clarified whether these will be UPVC or aluminium.

Voting: Favour 11, Against 0 Abstain 1 (Cllr Cory)

We **support** this application.

114	18/03234/Full	Insertion of new front door and surround; additional of two stone steps to front door for access; addition of wrought iron balustrade/handrail on either side of steps for ease of access; create gap in low level front boundary wall to allow access to reinstated entrance; install brick gate post on either side of the gap; install one small wrought iron gate between posts for access to property Install two brick gate posts at either side of front elevation to recessed driveway entrance (153com high)	The Black Pig, Moor Hill, Hawkhurst TN18 4PF
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Background:

The proposal is to reinstate a front door in its original position with steps etc to provide access. The Conservation Officer is supportive of the application, with conditions that the brick piers be more substantial and altered detailing of the canopy over the front door. No comments from neighbours.

Comments and Recommendation:

This will improve the appearance of the property.

Voting: Favour 11, Against 0 Abstain 1 (Cllr Cory)

Therefore, we **support** this application as long as it complies with the conditions suggested by the Conservation Officer.

115	19/00273/FULL	Demolition of existing garage; replacement garage with ancillary residential accommodation within roof space above.	Prospect Cottage Water Lane, Hawkhurst TN18 5DL
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Background:

The proposal is to replace the existing garage with a two-storey “garage” with accommodation over. This will be very close to both Prospect Cottage itself and the boundary with Gun Green House. The details about materials on the application form are somewhat confusing as they refer to white painted weatherboarding, but this is actually the cottage rather than the garage, which is a traditional open oak framed garage, with an enclosed store to one side. The proposed building will be white painted weatherboarding with painted timber windows etc. One objection from a neighbour due to impact on their trees.

Comments and Recommendation:

We would question whether this is actually a replacement garage: it would appear from the plans that there will be insufficient space to park a car, as the ground floor has been divided into two rooms, plus a toilet/shower room. The choice of white weatherboarding to match the existing house rather than the natural oak more typical of a garage also seems out of keeping.

The elevations do not show the proposed garage in relation to Prospect Cottage or the neighbouring property. However, given its proximity to Prospect Cottage and the fact that it will now be two storeys, we are concerned that it will detract from the host dwelling and look out of place in this rural location in the AONB. Therefore, it does not appear to comply with H11.

The proposed building is close to the boundary. We note that the owners of the neighbouring property have objected because Section 6 of the application is incorrect. They have two large Scots Pines near the boundary with Prospect Cottage. We share their concern about the impact on these trees.

Voting: Favour 1 (Cllr Hunt), Against 8, Abstain 2 (Cllrs Cory and Taylor-Smith)

Decision, we **object** to this application.

116	19/00328/LBC	Listed Building Consent – conversion of existing agricultural building into single dwelling.	Tubslake Water Lane, Hawkhurst
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See 117

117	19/00327/Full	Conversion of existing agricultural building into single dwelling, plus proposed temporary mobile home within the proposed residential curtilage	Tubslake Water Lane, Hawkhurst
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Background:

This is a listed Oast House, outside the LBD, which was previously (1990s) granted permission for a restaurant and living accommodation. In 2006, an application to convert it to a residential dwelling was withdrawn. The Oast is currently fairly dilapidated and the piggery has an asbestos roof. Ecology surveys have been carried out. Designs have been adjusted to take into account much of the pre-application advice. The application includes a request for temporary permission to install a mobile home on the site while the work is carried out. No comments from neighbours.

Comments and Recommendation:

This complies with HD1a of Hawkhurst’s NDP in that it is the development of an existing building. This application would conserve this listed Oast House, which is currently in a very poor condition. The choice of materials appears to be sympathetic. Although Tubslake Oast is located a considerable distance from any amenities and could be considered isolated, it is re-using a disused listed building and would enhance its setting (NPPF 79).

In terms of sustainability, future residents would be reliant on cars to access facilities. However, the use of a ground source heat pump, high levels of insulation and solar panels are in line with HD3 and the HD4 in terms of resource efficiency.

It seems reasonable that the application would require the mobile home whilst construction work is being undertaken. However, we would expect a condition that it should be removed once building work is completed.

Voting: Favour 11, Against 0 Abstain 0

We **support** this application.
(Cllr Weeden did not vote)

118	19/00320/LBC	Loft conversion and alterations: insertion of 3 number conservation style roof lights	Slip Mill, Slip Mill Lane, Hawkhurst TN18 5AB
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Background:

This is a grade II listed building, outside the LBD. The existing oil tank needs to be replaced, and in order to do so a wall needs to be demolished. This is a more modern wall and when it is rebuilt it is proposed to rebuild using reclaimed bricks. The artificial slates on the roof will be replaced with real slate. The oil tank will be situated elsewhere, as this location does not comply with current standards. This area will be used as a boot room and boiler room. The loft conversion includes 3 roof lights at the back of the property. The main change will be the addition of a staircase, but this will be through modern construction.

Comments and Recommendation:

Voting: Favour 12, Against 0 Abstain 0

We **support** this application as long as the Conservation Officer supports it.

119	19/00191/TN0T56	Telecommunications Notification – proposed base station installation	High Street Hawkhurst TN18 4JS
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Background:

This is the same application as we discussed in February.

Comments and Recommendation:

We are extremely concerned by the repeated failure to comply with the proper process in relation to this application. Similar concerns have been highlighted by residents on the planning portal.

When we considered this application in February 2019, we expressed our disappointment that once again the applicant had stated they had consulted with the Parish Council and Borough Councillors despite not having done so. Nevertheless, our view was that this was not a material consideration and HPC agreed somewhat reluctantly to support the application.

The Parish Clerk then found that he was unable to upload our comments to TWBC’s planning portal. He emailed to notify the planning officer of this. We received no response.

On 28 March 2019, the planning portal has been updated to include the correspondence that was apparently sent to the Parish Council and Borough Councillors (although not received). However, our comments from February have still not been uploaded.

As a Parish Council we feel that these ongoing irregularities must surely now be a material consideration.

Voting: Favour 1 (Cllr Hunt), Against 11 Abstain 0

Therefore, we **oppose** this application.

120	19/00206/LBC	Listed Building Consent – Alterations including: restoring fireplace, addition of chimney pots; new boiler flue, new partition to form new water closet and conversation and repair works	4 Iddenden Cottage, High Street, Hawkhurst TN18 4PT
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Background:

This is a grade II listed building in the Iddenden Green conservation area. The proposal is to install a central heating boiler, toilet, shower and kitchen units; re-open the inglenook, add a flue liner and chimney pot; plus, repairs. Pre-application advice sought from Conservation Officer.

Comments and Recommendation:

It would appear that these changes are appropriate to bring the cottage up to date in terms of basic facilities such as central heating and indoor toilet etc.

Voting: Favour 12, Against 0 Abstain 0

As long as the Conservation Officer agrees with the specifics, we **support** this application.

121	19/00361/LBC	Listed building consent – (retrospective) Replace single door with window and replace large window with double doors	Cranford Farm, Stream Lane, Hawkhurst TN18 4RB
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Background:

This is a grade II listed building. The changes have already been made without consent. Consent was refused for these alterations in 2009. It is hard to tell from the paperwork provided whether the concerns raised in relation to the original application were taken into account when going ahead with the alterations. However, the applicant made the decision to proceed without consent and evidently knew that it was required.

Comments and Recommendation:

It is disappointing that TWBC is not undertaking Planning Enforcement actions against the applicant as the applicant is showing disregard for the planning process and has made these changes without obtaining listed building consent, especially when the applicant's previous application for consent for these alterations was refused.

Voting: Favour 0, Against 12 Abstain 0

We **object** to this application.

122	19/00231/Full	Construction of single dwelling within grounds of Highgate Hall	Highgate Hall, Rye Road, Hawkhurst TN18 4 EY
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Background:

This is another single storey dwelling in the grounds of Highgate Hall, mirroring the other one we objected to previously. Unfortunately, the report outlining the reasons for granting permission for the first single-storey dwelling has not been uploaded to the planning portal, so it is difficult to understand the justification for this. No objections from residents, but how

many are aware?

Comments and Recommendation:

We **object** to this completely inappropriate application.

We were disappointed by the decision to grant permission for the previous single-storey dwelling in the grounds of Highgate Hall, as we felt (and still do) that the visual impact on the conservation area and the historic building of Highgate Hall was unacceptable. We also considered this to be overdevelopment of the site.

We have the same objections to this current application, which surely must now be considered to be over-development of the site and entirely inappropriate in a conservation area. Rather than retaining its imposing appearance, Highgate Hall is being crowded out of its grounds by these additions.

In our comments on the original application for Highgate Hall itself, we expressed concerns that the parking provided was insufficient to meet the needs of the 8 flats. Now, the proposal is 12 parking spaces for 8 flats and 2 houses. This is ridiculous and completely ignores the practicalities of living in Hawkhurst, where residents are reliant on their cars to get to work.

This application will require the removal of numerous trees and will significantly reduce the amount of green space available to residents of Highgate Hall. LP3 of Hawkhurst's NDP identifies a lack of green space in the Highgate area of the village and expects any development to take the opportunity to address this, for example, through enhanced landscape planting (8.13). This proposal does the complete opposite.

The NPPF (glossary) defines "major development" as 10 or more homes. With this latest application, the total number of dwellings on this site will be 10. Therefore, if this application were to be granted, there should be an expectation that this site makes a contribution to affordable housing in line with paragraph 64 of the NPPF.

Voting: Favour 0, Against 11 Abstain 0

Decision we **object** to this completely inappropriate application.

(Cllr Weeden did not vote)

123	KCC/TW/ 0059/2019	Section 37 application to vary the scheme approved under condition 3 of planning application TW/18/894 (extension of Wastewater Treatment works area to provide new vehicle turning head) to provide compensatory dormouse habitat management	Hawkhurst North Water Treatment Works, Heartenoak Road, Hawkhurst TN18 5EY
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Background:

This is an amendment to the application from last year. Because of the dormice, there was a condition that a suitable dormouse habitat would be created elsewhere to compensate for the loss of habitat resulting from these works. This involved spraying herbicide to reduce the amount of non-native vegetation. The landowner has refused permission for this. Therefore, this is an alternative proposal which involves planting honeysuckle and installing ten dormouse nesting boxes.

Comments and Recommendation:

Given the necessity to improve the capacity to deal with sewage in Hawkhurst, we **support** this application as long as the Landscape & Biodiversity Officer is confident that this will effectively mitigate the impact on the dormice.

Voting: Favour 12, Against 0 Abstain 0

Decision we **support** this application.

7.2) Section 106 requests – None due to the type of applications.

7.3) Planning information - applications approved and refused by TWBC are on file

7.4) Update on TWBC Planning Committee, 20th March 2019.

Cllr Escombe explained that the TWBC Planning Committee, 20th March 2019 was suddenly cancelled at the last minute, however the same three applications in Hawkhurst are being considered at the TWBC Planning Committee meeting on 10th April 2019. Cllr Escombe and Whittle have met with residents about the Copt Hall Avenue and will speak against this application. Note the petition against this application is up to 650.

In addition, Cllr Escombe will speak against the Streatley and Heartenoak applications and Cllr Hunt against Heartenoak.

8. MATTERS FOR FURTHER DISCUSSION:

Hawkhurst Spring Clean 2019

Friday 12th April 2019 – 10am – 12noon The Moor section of the village – meet at 10am at Sports Pavilion and back to the Sports pavilion for free soup and rolls from 12noon

Saturday 13th April 2019 – 10am – 12noon South section of village – meet Fowlers car park 10am and then muster at British Legion 12 noon for soup and roll

Sunday 14th April 2019 – 10am – 12 noon North section of village – meet at Fowlers car park 10am and then muster at British Legion 12 noon for free soup and roll

All Welcome to join in and help out, the event is supported by TWBC, British Legion, Tesco's and Wealden Advertiser.

Cllr Hunt was critical of the decision on Health and Safety grounds of not collecting outside 30MPH road signage.

The clerk explained that he and the caretaker would be organizing the event all three days – giving guidance, handing out equipment and maps with allocated areas on to volunteers. In addition, the caretaker would be able to support volunteers with collecting bags of rubbish on route.

All councillors are looking forward to supporting this event.

8.1 Proposed Council structure May 2019 onwards

Cllr Escombe introduced the item and there was a general feeling that further debate was required. It was agreed to cancel the Finance and General Purpose Committee meeting on 7th

May 2019 and defer this item until an Extraordinary General Meeting on 7th May 2019.

8.2 Section 137 grant requests

Cllr Escombe introduced the item and after a debate both applications were agreed

HCT 2018 – Proposed by Cllr Taylor-Smith and seconded by Cllr Escombe – voted unanimously in favour of a £1,100 grant.

Community Poppy Knitters – Proposed by Cllr Escombe and seconded by Cllr Lusty voted 5 in favour, 4 against and 2 abstained. In favour of £250 grant.

8.3 Fete Committee update report

Council support and noted the achievements of the Fete Committee

8.4 Update on 2018/2019 year end

Council noted and approved unanimously the items in the report.

Annual Parish Meeting 29th April 2019, at Hawkhurst Primary School,

7:00pm for a 7:30pm start.

All Welcome

9. REPORTS OF COMMITTEE CHAIRMEN AND UPDATES

- i) Buildings – (next meeting 30.4.2019)
- ii) Land – 25.3.2019
- iii) Finance & General Purposes – (next meeting 7.5.2019)
- iv) Personnel – TBA
- v) Community Hall Working Group – verbal update 2.4.2019
- vi) Fete Committee – see report
- vii) Transport and Highways – verbal update

10. FINANCE: to be circulated

11. CORRESPONDENCE – see file

	Date Received	From	Subject
1	5.3.2019	Transport Accessibility Group	Minutes of 22 nd Feb 2019 meeting
2	12.3.2019	Mr. + Mrs. Ball	Objection to planning application 18/01063/Full – one of a number
3	12.3.2019	Hawkhurst Bowls Club	Objection to planning application 19/00067/Full
4	13.3.2019	Mr. + Mrs. Weeks	Objection to planning application 18/01063/Full – one of a number
5	13.3.2019	Mr. Austen	Concern about articles in Village Magazine
6	21.3.2019	KPFA	Confirmation of successful grant application towards

			MUGA – Clerk to write thank you letter
7	19.3.2019	Dandara	Promotional material regarding planning application 18/01063/full – Noted that the Council had been lobbied
8	27.3.2019	Chairman of Hawkhurst Parish Council	Regarding village magazine. – Agreed that all references to Hawkhurst Parish Council should be removed from Village Magazine website

12. NOTES & INFORMATION – Hawkhurst Village Magazine – April 2019

13. BURIALS AND MEMORIALS - None

14. CONFIDENTIAL:

14.1 Discussion on Hawkhurst Golf Club proposal

CLOSURE:9.50pm

Richard Griffiths, Clerk to the Parish Council

Signed Chairman of the Council.....Date.....

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.