

## Planning Advisory Committee

11<sup>th</sup> January 2019

No	Application No	Proposal	Location
90	18/02767/FULL	Demolition of existing dwelling with reception of 43 retirement living apartments with associated communal facilities, access, parking and landscaping	The White House, Highgate Hill, Hawkhurst, Cranbrook TN18 4LB
<p>PAC Comments</p> <p>We objected to the previous application and this does not appear to address the issues that we raised. We stand by our previous objections, and Other concerns are the demolition of historic Whitehouse with its typical character of the area, height and scale of proposed new apartments, out of keeping with street scene.</p> <p>Recommendation: Against</p>			
91	18/03401/FULL	Demolition of existing buildings and erection of 6no. bungalows and creation of new access to Rye Road	Land adjacent To Dee House, Rye Road, Hawkhurst, Kent
<p>PAC Comments</p> <p>This is outside the LBD and is agricultural land, which is currently used for grazing sheep, with a few sheds. Therefore, it does not comply with the NDP. The proposal is for the entrance to be knocked through the existing wall.</p> <p>This is a sustainable location.</p> <p>It is for 6 two bedroomed bungalows and so is in line with the NDP, both in terms of the size of site, size of the houses and the need for bungalows. Only some of the bungalows have chimneys. Materials - brick walls, reconstituted slate roof, UPVC windows etc. Do these fit with Hawkhurst vernacular? Can't see a reference to life time homes standards.</p> <p>Two parking spaces are allocated for each house, plus two additional visitor spaces for the site as a whole. This development will add to the traffic congestion in Hawkhurst. Concerns another entrance on to the Rye Road through a characterful wall, footpath safety and whether viability of the site remains self-contained.</p>			

Objections from residents - 5 - Infrastructure, amount of building, need to cross the road to get to pavement, traffic.  
1 neither objecting or supporting.

Recommendation: Against

92 18/03669/FULL	Two storey infill front extension	Green Banks, Cranbrook Road, Hawkhurst Kent TN18 5EF
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PAC Comments

Materials to match existing. Parking will be retained. Corner infill, so not forward of the existing house.

No comments from neighbours.

Recommendation: Agree - Support

93 18/03385/OUT	Outline (Access not reserved) Proposed demolition of Existing Building and Erection of 25 apartments with affordable housing, parking provision, new highways access and other ancillary works.	Brook House, Cranbrook Road, Hawkhurst, Kent TN18 5EE
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PAC Comments

This is a new application, which is an update of the previous application that we supported. We supported it because it provided smaller, more affordable apartments (mainly 1 & 2 bed, with 1 three bed), which we felt met the housing need in Hawkhurst. It is also on previously developed land - so in line with NDP in that respect. The proposal is also relatively well screened.

The main change is to do with access as Highways objected to the previous application. They have also changed the design so that it is possible for this to provide access to the rest of the site if/when this is developed - a request from the planners.

Previously developed land within LBD. The site is already allocated in the old Local Plan.

This is outline planning so not fully detailed, but the Design & Access statement recognises that Hawkhurst has a dark skies policy and states that they aim to reflect this in their lighting design.

All significant trees will be protected.

Design shows a chimney – these will be non-functional as they are apartments.

An additional 25 dwellings will add to traffic congestion - but the land is already allocated for planning so presumably something will be built here so it's a question of ensuring that it's the right thing.

Natural England - no objection.

Police - need further information.

No comments from residents.

Recommendation: Agree- Support

94 18/03679/PNR	Change of use of an agricultural building to a flexible use of falling within Class B8 (storage and distribution) For its prior approval to: Transport and Highways impacts, Noise impacts, Contamination Risk and Flooding Risk	Hawkhurst Place Farm, Rye Road, Hawkhurst Kent
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PAC Comments

Not clear what they're proposing to store and distribute. Insufficient information to support would require, Transport and Highways impacts, e.g. HGVs, Noise impacts, Contamination Risk and Flooding Risk reports.

Recommendation: Against

95 18/03591/FULL	Demolition of previous additions to dwelling and addition of single and two storey extensions to front, side and rear of property	Vellenoweth, Stream Lane, Hawkhurst, Kent TN18 4RD
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PAC Comments

Outside LBD.

Over development of plot, looks like more than 50%, size of property, closeness to neighbouring boundary, use of un- sympathetic materials different from existing.

Recommendation: Against

96 18/01063/FULL	Demolition of a 1no. dwelling house and agricultural storage barn to the rear and erection of 49no. dwellings including car parking, cycle parking,	Fieldways Hawkhurst Cranbrook Kent
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		sustainable drainage, internal road network and the creation of a new access with associated landscaping	
PAC Comments			
We have already objected to this, as well as written a second letter objecting.			
This is one less dwelling than previously, and they have increased the number of affordable from 15 to 17.			
Cannot see how the changes would make any difference to the reasons for our objections. It's still in a sensitive location and the access is still through Copthall.			
Highways are no longer objecting.			
WKPS have added an objection.			
More than 100 objections from residents.			
Consider call in for planning committee?			
Recommendation: Against			
97	18/03620/FULL	Change of use of retail shop area to domestic dwelling	Septimus Qualyes Emporium Ockley Road, Hawkhurst Kent TN18 4DP
PAC Comments			
Retains existing shop front character for provision of living room			
Recommendation: Agree - support			
98	18/03976/OUT	Outline (Access Not Reserved) - Erection of 62 dwellings	Land At Ockley Road And Heartenoak Road Ockley Lane Hawkhurst Kent
PAC Comments			
Outside LBD, in AONB, Agricultural land.			
Not in line with NDP. Traffic. Access.			

We objected to previous application, also for 62 houses. This was refused by TWBC. Do not feel differently about this one. All our objections still stand.

Lots of objections from neighbours.

Consider calling in for planning committee?

Recommendation: [Against](#)