

## Hawkhurst Parish Council

**Hawkhurst Parish Council**

Meeting: **Full Council**

Date: 14<sup>th</sup> May 2018

Ref: NG.

Typed: 22<sup>nd</sup> May 2018

**Copt Hall**

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### PRESENT

Mrs. J Newman (Chairman), Mr. M Appelbe, Mr. D Blackman, Mrs. L Edmeads, Ms. C Escombe (Vice Chairman), Mr. B Fitzpatrick, Mr. J Hunt, Mr. P Jones, Mrs. J Pyne, Dr. M Robertson, Mrs. B Weeden and Mr. P Whittle.

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### ADDITIONAL CIRCULATION

Mr. S Holden, Mrs. B Palmer, Mr. N. Gray, Mr. G. Bland.

#### **1. Adjournment for public speaking.**

- 1.1 Cllr P Whittle spoke as a resident with a dispensation from the Clerk against planning application 18/01063/FULL. BW left the room. PW expressed his concern that the 'wildflower meadow' could become a racetrack as cars and bikes use the Little Switzerland footpath as it is. His own property would suffer a loss of privacy due to the public nature of the open space and picnic benches planned alongside his own low fence. He believed that traffic added to Cophall Avenue would not be workable. He believed that the proposal would be in contravention of the Hawkhurst NDP and conditions were not being met. The biodiversity survey omitted species like badgers, deer and other fauna that were regularly seen in the space between Fieldways and the proposed site. The S.106 proposal of £1,000 per dwelling towards buses to mitigate traffic impact of additional development was not sensible especially when that cash runs out. He objected to using Fieldways in the title of the proposal, complained at the lack of planning application signage and believed that there were still no such signs in Fieldways itself. PW questioned the applicant being called 'Hawkhurst Estates Ltd' which doesn't exist at Companies House. He wondered if it were registered in Ireland but in any case found this aspect unimpressive.
- 1.2 TWBC Cllr Beverley Palmer addressed the meeting. She confirmed that Patrick Thomson had been elected as the new TWBC Member for Hawkhurst and Sandhurst. Following the election, roles will be assigned at TWBC on 23<sup>rd</sup> May. BP plans to remain on Overview and Scrutiny Committee and asked to be notified of any issues residents felt should be looked at in the Borough. The issue of Planning and consistency of decision making will be reported at their next meeting. The Speedwatch report has seen more account taken by Kent Police of Speedwatch data.

#### **2. Apologies for Absence:**

- 2.1 Apologies were received TWBC Councillor Mr P Thomson.

#### **3. Declaration of interests:**

- 3.1 PW declared a pecuniary interest in Planning Item 11.4.15 and his property neighbours that site of the planning application.  
BW declared a pecuniary interest in Correspondence Items 2, 3, 4, 6, 7, 9,12 and 19 and Planning Items 11.4.15 and 11.4.22 as she has also submitted a planning application for housing development in the parish.  
MA declared a personal interest in Correspondence Item 11.4.21 as he knows the owner of the property.  
PJ declared a personal interest in Planning Item 11.4.16 as he is Dunks Almshouses Trustee.  
JN declared that she had been lobbied in relation to Planning Item 11.14.19.

#### **4. Co-Option of a New Member**

- 4.1 This item was deferred top the meeting of June 11<sup>th</sup> 2018 .

#### **5. Approval and Noting of minutes of previous meetings**

- 5.1. The Minutes of the Parish Council meeting held on 9<sup>th</sup> April 2018 and the Extraordinary General Meetings of 4<sup>th</sup> April and 8<sup>th</sup> May 2018 were received.  
1  
5.1. The minutes of the Buildings Committee 26th March 2018, Fete Committee 25th April 2018, F&GP Committee 30<sup>th</sup> April 2018 and the NDP Committee & Working Group and the Planning Advisory Committee 27th March 2018 were noted.  
2

## Hawkhurst Parish Council

### 5.2 Matters Arising from the Minutes

5.2.1 HCT 2018 submission to Charity Commission 5.2(i). JN and Clerk have made a response to VWV as requested by F&GP and have received a response. This needs to be considered to agree a way forward with the Charity Commission.

5.2.2 Flashing Speeding sign. A response has been received as to its appropriateness for Kent Highways. This will be discussed at the next meeting on June 11<sup>th</sup>.

### 6. Standing reports

6.1 Transport. MA presented the minutes from the Transport Accessibility Group. Both Stagecoach and Arriva had attended to address queries and join in discussion about S.106 and provision of bus services. Scepticism had been expressed about the correctness of times of day for such services. JN believed that new the £1,000 per dwelling requirement to mitigate traffic disruption in Hawkhurst was not a useful way forward.

6.2 Local community.

- a. Footpaths – MR reported that the Walkfest was now earmarked for August 4<sup>th</sup> 2018. There would be more promotion and more walks with a programme out at the end of May.
- b. Car Parking. It was agreed that in future this item will also be removed from the main agenda.
- c. New community hall – PW and CE had met with JN. Ruth McChesney had been unavailable. A specification was put together to submit to architects to obtain a ballpark figure for inclusion on the S106 wish list. Based on December's online village survey, it was identified that it should include a large room, 3 small meeting rooms, 3 storage rooms, a good kitchen, a parish office, toilets, a cloakroom, performance changing space, an entrance hall and adequate parking in excess of minimum requirements to reflect rural habit and need. JN, supported by BW proposed that *the Hall Working Group goes ahead to obtain a cost for a new hall following the specification agreed*. JH asked if a limit could be placed on any cost of obtaining such a quote. JN replied that this would have to be decided if it arose as an issue. 11 voted for with 1 abstention from JH.
- d. War Memorial project. PJ reported that Pat Westgate and Freda Cross had initiated this project and were still identifying worthy candidates for addition onto the Memorial. Burslems will carry out the jetwashing and PJ has instructed them to include the steps. The work will be carried out on a Sunday to avoid traffic congestion. The overall cost of works to the Memorial will total approximately £3,000 to include the added lettering to be carried out by Yew Tree Stone of Bodiam. Burslems think that the tree canopy is adding to the discoloration of the stone. Nicki of the Royal Oak has agreed to some pruning of the tree. PJ, supported by JN proposed that *Hawkhurst Parish Council applies for listed building consent for the cleaning and re-lettering work to the War Memorial*. This was supported unanimously. PJ also proposed that HPC writes to Cllr Sean Holden requesting a contribution to the work so that we will know how much more we need to look for. All agreed.
- e. GDPR - BW gave a report that the Clerk has now filled out a long questionnaire with the appointed Data Protection Officer to begin policy preparation for GDPR for the Parish Council.
- f. Age Concern Cranbrook – PJ notified the meeting that the Chairman has resigned and he is currently filling that gap as Vice Chairman.

### 7. Reports of Committee Chairmen

7.1 Buildings – BF reported that the next meeting will take place on May 21<sup>st</sup>, with PW sitting in as Chair in BF's absence. 5 panes of glass will be repaired at Copt Hall and Kino at the Victoria Hall will shortly be commencing their external repairs. Bus shelters are being looked at and the one near the Great House will need some attention to its outside. PJ suggested that the one opposite Vale Road also needed some attention and vegetation trimmed back. Most of the new LEDs have been put into the streetlights and a second defibrillator has been purchased, to be situated on the outside of the Sports Hall on KGV at The Moor. PJ observed that Sandhurst has 5 defibs.

7.2 Land – MR reported that Land met on 24<sup>th</sup> April. The second bi-monthly inspection has now taken place and the annual ROSPA inspection will be carried out in July. We are still waiting for repairs to the swing basket and the new beam at Heartenoak. MR met with the Deputy Clerk at the Cemetery on Friday to look at the lychgate. Some repair work will be required

7.3 F&GP – JN reported that a meeting was held on 30<sup>th</sup> April. The audit and Annual Return were reviewed and also the Asset Register and Risk Register.

7.4 Personnel – BF reported that the Clerk is leaving and that 6 applicants had been considered to replace her. 4 were offered interviews and Richard Griffiths has been appointed as the new Clerk and confirmed by Full Council at the

## Hawkhurst Parish Council

- 7.5 EGM on May 8<sup>th</sup>. He will be in post from July 1<sup>st</sup> 2018.  
 Fete – JH NTR. See Minutes from 25<sup>th</sup> April noted at Item 5.1.2.  
 NDP – A celebration dinner was held on 20 April and responsibilities have now ben handed to the Planning Advisory Committee.

**8. Matters for further discussion**

- 8.1 Risk Register – the Draft Risk Register dated May 2018 has been in the Members File and has been reviewed by F&GP, who voted to recommend its approval by Full Council. References to ‘petty cash (now closed) and ‘back-ups’ (now taken care of by Microshade) have been removed. A low risk was added in relation to fund raising and any limitations due to a need to learn more about it. JN supported by PW proposed *Hawkhurst Parish Council adopts the Risk Register dated May 2018*. This was unanimously supported.

**Correspondence**

	Date Received	From	Subject	Action
9.	16.04.2018	West Kent Mediation	Grant request	Link to HPC S.137 form sent. Members o consider grant applications at the next Full Council Meeting 11 June 2018
	16.04.2018	A resident	CC of letter of concern at description of planning application 18/01063/FULL for 50 dwellings as Fieldways instead of Copthall Avenue	Noted
	17.04.2018	A resident	CC of letter of formal complaint at description of planning application 18/01063/FULL for 50 dwellings as Fieldways instead of Copthall Avenue	Noted
	18.04.18	A resident	CC of letter of formal complaint at description of planning application 18/01063/FULL for 50 dwellings as Fieldways instead of Copthall Avenue	Noted
	23.04.2018	A resident	Lack of affordable and accessible activities for older children in Hawkhurst and proposal for cycle lanes and network to connect activities.	MR to monitor opportunities for cycle paths and S.106 developer contributions thereto alongside his brief for PROWS.
	23.04.2018	A resident	CC of letter of concern at traffic impact on Copthall Avenue of proposed planning application 18/01063/FULL for 50 dwellings off Copthall Avenue.	Noted
	26.04.2018	A resident	CC of letter of concern at traffic impact on Highgate Hill of proposed planning application 18/01063/FULL for 50 dwellings off Copthall Avenue.	Noted
10.	01.05.2018	A resident	CC of letter to TWBC ref. planning application 18/01063/FULL and agricultural covenants and Companies House query.	Noted
	02.05.2018	A resident	CC of letter to Companies House re: planning application 18/01063/FULL and potential breach of the Companies Act.	Noted
	02.05.2018	Paul Casey TWBC	Licensing Application 18/01001/LAPRE Elm Wood, Risden Farm, Risden Lane for June 3 day festival and potential for possible planning application requirement.	JN will attend and speak at meeting in Sandhurst about this issue and is also registered to speak at the TWBC Licensing Committee with Hawkhurst Parish concerns.
	03.05.2018	TWBC	Invitation to Licensing Hearing TWBC	JN will attend is registered to speak

## Hawkhurst Parish Council

	8		10.30 22 May 2018. Attendance Form to complete by 16 May.	at the TWBC Licensing Committee with Hawkhurst Parish concerns.
12.	08.05.2018	A resident	CC of letter to TWBC planning objecting to proposed planning application 18/01063/FULL for 50 dwellings off Copthall Avenue	Noted
13.	08.05.2018	Kent, Surrey, Sussex Air Ambulance	Request for £150 grant	Link to HPC S.137 form sent. Members o consider grant applications at the next Full Council Meeting 11 June 2018
14.	08.05.2018	Clerk applicant	Remains interested to serve HPC in the future.	
15.	08.05.2018	A resident	Hawkhurst 'town' status overthrown 2013	Noted
16.	08.05.2018	Hands of Hope	Grant request and newsletter	Link to HPC S.137 form sent. Members o consider grant applications at the next Full Council Meeting 11 June 2018
17	08.05.2018	A resident	FOI request for speeding data re: Highgate Hill	Noted
18	10.05.2018	Sandhurst PC	Meeting due 15 May 7.45 Old School House re: Ridsen Lane festival licensing application.	JN will attend and speak at meeting in Sandhurst about this issue and is also registered to speak at the TWBC Licensing Committee with Hawkhurst Parish concerns.
19	11.05.2018	A resident	Response from TWBC Kevin Hope re: 18/01063/FULL off Copthall	Noted

### Finance

#### INCOME AND EXPENDITURE APRIL 2018

Accounts for payment	£	10,862.05
Payment received	£	4,194.80
<b>Net Expenditure</b>	<b>-£</b>	<b>6,667.25</b>
Cambridge & Counties	£	76,141.95
Cambridge Building Society	£	75,201.05
Lloyds Current	£	10,000.00
Lloyds Access Reserve	£	50,211.19
Petty Cash	£	-

10.1 Payments were examined and voted for unanimously.

10.2 The Chair informed Members that she had checked the bank rec.

10.3 Asset register 31.03.2018. F&GP reviewed this at their meeting on 30 April and recommended that the draft asset register 31.03.18 be accepted by Full Council. JN proposed that *Hawkhurst Parish Council accepts the Asset Register dated 31<sup>st</sup> March 2018*. This was unanimously accepted.

10.4 Annual Return:

11.

i) Internal Audit Statement. All Members acknowledged that the Internal Audit had been carried out by David

## Hawkhurst Parish Council

Buckett and he had filled out and signed the Internal Audit Statement.

ii) Annual Governance Statement. F&GP considered this statement on 30.04.2018. JN read each of the statements 1-9 together with their significance to Full Council. JN proposed that *each statement 1-9 of the Annual Governance Statement 2017-2018 receive a 'Yes' tick*. This was unanimously agreed.

iii) King George V and Hawkhurst Community Trust charities. JN explained that the Annual Accounting Statement must not include charity transactions that are declared separately to the Charities Commission. HPC therefore needs to show the extent of its financial support for the 2 charities and remove other incomings and outgoings that relate to them. On advice from D Buckett this should be done for the current and previous years on the Annual Return. JN supported by PW proposed the following resolution: *Hawkhurst Parish Council agrees to make a grant to King George V Field Hawkhurst to cover the deficit of year ending 31.03.2017 of £12,894 and to Hawkhurst Community Trust to cover the deficit of year ending 31.03.2017 of £2,049. Hawkhurst Parish Council further agrees to make a grant to King George V Field Hawkhurst to cover the deficit of year ending 31.03.2018 of £12,772.81 and to Hawkhurst Community Trust to cover the deficit of year ending 31.03.2018 of £5,785.49*. This was unanimously supported.

iv) Accounting Statement and All Bank Reconciliation. JN explained that the Accounting Statement proposed included the actions recommended by David Buckett in relation to KGV and HCT at Item 10.4.iii. F&GP had reviewed the statement on 30.04.2018 and recommended it on this basis to Full Council. JN proposed that the *Accounting Statement for the Annual Return 2017-2018 be approved*. This was unanimously agreed. The Clerk pointed out that the All Bank Rec for 31.03.2018 had been signed off by David Buckett. The supporting papers for the Annual Return including the Box 7, Box 8 variance reconciliation, year-on-year variances and explanations and the Notice of Public Rights and Summary of Rights had been on file for Members to read. The Clerk offered to answer any queries on these but none were raised.

### Planning

#### 11.1. Planning & Highways Information:

Ref. No.	Proposal	Location	Comments
12.04.2018 KCC	Thick double yellow lines	Hawkhurst	Sean Holden requesting thin primrose ones. Continued discussion.
KCC/TW/0042/ 2018	Create turning head	Wastewater treatment works, Heartenoak Road.	New proposal to mitigate harm to 0.05 ha AONB and ancient woodlands by removing 0.25 ha of rhododendron from other affected local woodland. To seek dormice licence.
18/00894/COU NTY	Create turning head	Wastewater treatment works, Heartenoak Road.	TWBC raises no objection.
18/00533/FULL	Removal of Condition 2 (Occupancy) of Planning Consent 98/00244/FUL	High Banks Nursery, Gills Green	Application withdrawn.
18/00842/LDC EX	Lawful Devpt Certificate Use of building for storage purposes	Agricultural Buildings, Cowden Lane	Application withdrawn.

## Hawkhurst Parish Council

18/00900/FULL	Erection of single storey rear extension and front entrance porch	21 Sandrock Villas, Cranbrook Road	Invitation to Planning Committee 15 May 5pm.
NPPF	National consultation for review	National policy	Hawkhurst Parish Council's submission
17/02709/OUT	New dwelling	Norfricot High Street	Planning Appeal

### 11.2 Planning TWBC Approved:

Ref	Proposal	Location	Comments/Valid
18/00341/FULL	Demolition of existing greenhouse and erection of a garden room.	1 Risdan Clock House	
18/00514/FULL & 18/00515/LBC	Erection of single storey rear extension, front porch and internal alterations	2 Hunters Cottages, Conghurst Lane	
18/00651/FULL	Single storey rear extension and loft conversion with front facing dormer	Ferncroft, School Terrace	
17/04241/FULL	Barn conversion and change of use from domestic storage to B&B accommodation	Sawyers, Horns Hill	Holiday accom only and max 6 week stay.
18/00520/FULL	2 storey rear extension with dormer windows and adjustment of 0.6m to roofline per 17/02711/FULL	East Lynn, Slip Mill Lane	If replacement dwelling under 11/01877/FUL is constructed, existing dwelling has to be demolished in its entirety.
18/00500/FULL	Demolition of side and rear extensions and erection of 2 x 2 bed dwellings and relocated vehicular access.	Land adjacent to 2 Belgrave, Woodbury Road	Landscaping and tree scheme and surfacing and drainage scheme to be submitted before development. Parking to be completed before other works commence. Obscure glass to rear facing windows.
18/00607/FULL	Loft conversion with front and rear dormer windows. Work to porch and rooflight to side.	9 Mercers	Work restricted to 0800:1800 Mon-Fri and 0800:1300 Sats. No work Sundays or Bank Hols.
18/00318	Variation Condition 2 of 13/02636/FULMJ demolition of care home and replacement with 90 bed care home class C2 to permit alternative service entrance	Hawkhurst House, Cranbrook Road	
18/00711/FULL	Demolition of extension and erection of 2 storey side/rear extension, erection of porch, installation of rooflights and replacement windows	4 Whitelimes Cottages, Park Lane	
18/00841/FULL	Change of use from ancillary annexe to independent residential dwelling	Yew Tree Oast, Slip Mill Lane	
18/00702/LBC	Internal alterations to create en-suite and wardrobe and roof light.	Clayhill, Rye Road	
18/00229/FULL	Variation of Condition 2 of 17/03430/FULL to extend rear dormer by 85cm to accommodate a shower/WC.	3 Bokes Farm Cottages, Horns Hill	
18/00593/FULL	Dormer on rear facing roof slope and velux on front of roof	1 Ford Villas, Highgate Hill	

## Hawkhurst Parish Council

18/00714/FULL	Replacement and relocation of oil tanks	Home Farm, Water Lane	
18/00647/FULL	Replacement cladding and external alterations, new wall and gate	Hawkhurst Cottage Hospital, High Street	
18/00971/LBC	Single storey rear extension, change of material stone to brickwork	Tilden Farmhouse Water Lane	

### 11.3 Planning TWBC Refused:

Ref. No.	Proposal	Location	Comments/Valid
18/00589/FULL	Conversion of steel-framed agricultural barn to create 2 dwellings and associated change of use of land for gardens and parking.	The Barn, Great Pix Hall Farm, High Street	Harmful to visual amenities of AONB by formation of residential curtilages, extensive glazing, formalization of access and parking and proposed landscaping is not felt to overcome the harm. Contrary to NPPF, TW Local Plan and LP1 of Hawkhurst NDP 2018.
17/03899/OUT	Residential development of 62 dwellings	Land at Ockley Road and Heartenoak Road	Significant adverse impact on character and appearance of the area and not conserve the landscape or scenic beauty of High Weald AONB, outweighing the benefit of policies supporting the need for housing in NPPF. Fails to fully assess the impact on the local highway network or provide appropriate mitigation or access by a choice of sustainable transport modes so fails to provide sustainable development. Absence of surveys for birds, badgers, reptiles, great crested newts, bats and dormice as recommended by own phase 1 habitat survey. No legal agreements for contributions.
17/03880/OUT	Erection of 5 dwellings with access via a new roadway to be constructed as part of redevelopment of Woodham Hall	Land south of Woodham Hall, Rye Road	Does not conserve and enhance the AONB and is likely to be harmful to the biodiversity of the site. This harm is felt to demonstrably outweigh the benefits of the proposal and is thereby not sustainable development under NPPF, TWLP and HNPD. Inadequate information to demonstrate the biodiversity on the site and the adjoining Site of Local Conservation Interest would not be harmed. It is part of a larger site making no contribution to affordable housing. No legal agreement for contributions as part of the larger site.

### 11.4 Planning Applications received

Cllr Weedon left the meeting for applications 15 (18/01063/FULL ) and 22 (18/00954/FULL). Cllr Whittle left the meeting for application 15 (18/01063/FULL ).

Nu mb er	Applic ation No	Proposal	Location	Comments	Decision	Agree	Again st	Abst ain	Plan Ctte e
15	18/01063/FULL	Demolition of 1 dwellinghouse and storage barn to the rear and erection of 50 dwellings and car parking, cycle parking, sustainable drainage, internal road network and creation of a new access with associated	OS Plot 3100 Fieldways	*See below	Against	0	All	0	Y

## Hawkhurst Parish Council

		landscaping							
16	18/007 98/FUL L	New shopfront and extension to west and extension to south. Change of use of part of sales building to A1 sandwich bar.	Highgate Service Station, Rye Road	The Members voted against on this one with concerns as follows: - There is no acknowledgement of the fact that the garage is in a conservation area or concession in design to this sensitive area. - Serious concern about the potential noise impact of the chillers on the neighbouring Dunks Almshouses and on residents of the village generally walking in Rye Road. - Potential obstruction of the chiller cabinet for vehicles accessing Dunks Almshouses - Potential restriction of sight lines for vehicles exiting Dunks onto Rye Rd of traffic from the right due to the enlarged building - Potential impact on other sandwich businesses in the village (there are a number) - Available parking on site being insufficient for the 16 seats available inside.	Against	0	11	JN	N
17	18/010 14/FUL L	Erection of a single storey orangery on western elevation	The Cottage, High Street		Agree	10	0	JN, PJ	N
18	18/010 44/FUL L and 18/010 45/LBC	Erection of a 2 storey rear infill extension, single storey side extension and detached garage; vehicular access to side and landscaping	4 Gingerbread Lane	Approved application 17/02157/FULL	Agree	10	0	JN, PJ	N
19	18/012 01/ADV	Advertisement hoarding (retrospective)	Site of former Woodham Hall, Rye Road	The Members realise that this signage is already in place but feel it to be over-intrusive, larger than necessary to promote the site and inconsistent with enhancing the AONB. They may be distracting to drivers given their size and scale and represent a driving hazard. Members suggest that if the hoardings are to remain, permission could be time-limited to the end of the calendar year.	Against	0	9	JN, JH, PJ	N
20	18/012 08/FUL L	Installation of ground source heat pump	Gun Green Oast, Water Lane	The Members felt there was inadequate documentation and the purpose of the building was unclear.	Against	JH, PW	5	5	N
21	18/011 50/FUL L and	Internal refurbishment, installation of new	Duvals Barn, Whites Lane		Agree	8	BW	MA , PJ,	N

## Hawkhurst Parish Council

	18/011 51/LBC	windows, single storey glazed extension and external decking						JN	
22	18/009 54/FUL L and 18/009 55/LBC	Conversion from ancillary accommodation to self-contained 4 bed dwelling .	The Granary, Slip Mill Lane	Members were concerned at the scale of the remodelling and the risk that the original character of this listed building. A risk of destruction of valuable features is felt to exist.	Against	JH	7	3	N
23	18/012 31/ADV	1 fascia sign, 1 hanging sign, 1 hoarding sign and 6 panel signs	Part OS8450, Highgate Hill	The Members realise that this signage is already in place but feel it to be over-intrusive, larger than necessary to promote the site and inconsistent with enhancing the AONB. They may be distracting to drivers given their size and scale and represent a driving hazard. Members suggest that if the hoardings are to remain, permission could be time-limited to the end of the calendar year.	Against	JH	10	JN	N
24	18/013 03/FUL L	Proposed replacement dwelling with 2 bay car port	Oylers Farm Cottage, Attwaters Lane	The application is partially incomplete and not satisfactory. The access on the plans is unclear despite having apparently been already created. The building appears congested in the plot so overdeveloped.	Against	JH	6	5	N
25	18/013 13/ADV	4 hoarding adverts (retrospective)	Birchfield Grove, Rye Road	The Members realise that this signage is already in place but feel it to be over-intrusive, larger than necessary to promote the site and inconsistent with enhancing the AONB. They may be distracting to drivers given their size and scale and represent a driving hazard. Members suggest that if the hoardings are to remain, permission could be time-limited to the end of the calendar year.	Against	0	11	JN	N

\* Members do not support this application for the following reasons:

- From the outset, HPC has advised the applicant that Copthall Avenue is too narrow and congested with parking to represent a sole means of access for a development of this size.
- The crossroads at Highgate Hill is already operating at over-capacity and has been for some time. Highgate Hill regularly queues back to the bottom of Moor Hill and Herschel Place (62 dwellings almost directly opposite Copthall Avenue) are yet to be occupied and the traffic impact of the additional development felt. It is the Parish Council's view that no additional development should be approved until the real (not modelled) effect of this imminent development is known.
- Much is made of the fact that KCC assessed 88% of Highgate Hill crossroads traffic as being through traffic. For those residents of the village however, it is less about origin of use than cumulative volume. Any additional development adds movements through the junction. If the driver lives locally, the chances are that these are trips that will be repetitive so impactful with regularity. Additional vehicles attracted to new development are therefore not without consequence.
- The narrow egress of Copthall Avenue onto Highgate Hill can cause queueing back on Highgate Hill as an exiting vehicle frequently obstructs a vehicle hoping to turn in. Sometimes vehicles have to reverse back onto Highgate Hill because of this. On a downhill stretch with buses and frequent HGVs, this is already a hazardous enterprise which should not increase in frequency due to additional traffic seeking access along this road.
- Hawkhurst Parish Council rejects the view that a contribution of £1000 per dwelling towards buses will mitigate or prevent this additional traffic impact in any meaningful way. Rural bus networks are so flimsy that rural residents will

## Hawkhurst Parish Council

continue to rely on their cars to reach the diverse places they need to reach in a normal day. Members feel that this is poorly understood by KCC.

- We note that the Cockshot cycle path has been earmarked for emergency vehicle access – presumably this is tacit acceptance that the Cophall Avenue route may be too difficult (or even not possible?) to negotiate? Would the same apply for the large refuse vehicles used by TWBC contractors? And construction traffic?

- The site is outside the TWBC LP LBD and a major development at 50 dwellings (Hawkhurst NDP policy HD1 supports 10 dwellings or less, or possibly more if an exceptional circumstance exists that is within the NPPF). The site is greenfield land. Being also in the AONB and highly visible, such a site would need to bring something exceptional to the village of Hawkhurst to mitigate the harm it would do (NPPF 114,115) and in contravention of each of these planning constraints. Hawkhurst Parish Council does not believe that this site, design or proposal demonstrates an exceptional extra dimension of benefit to the village that outweighs the harm that it would do.

- The Visual Impact report accepts that a harmful impact will occur particularly from footpaths to and from Little Switzerland, an identified valued green space (Policy LP10 HNNDP). The best it can conclude is that after 15 years residents will not notice it so much. Perhaps because of vegetation growth or perhaps because they will simply have got used to it. Either way this does not equate to no impact. This development would be very noticeable on its hillside due to its location.

- Much is made of the restoration of a local historical route. However this would probably have been an empty rural lane, whereas the applicant proposes to fill it both sides with houses that look suburban, not rural. Therefore an old lane that would have had no visual impact or may even have enhanced it becomes a vehicle for housing expansion. Furthermore the connection it 'restores' from Highgate Hill to Rye Road is already provided by the Little Switzerland footpath.

- A great deal was made of working with the High Weald AONB unit and understanding local vernacular. This does not seem to have translated in the designs for The Lane which seem urban, sharply angled and not at all in sympathy with their setting. This is at odds with HNNDP policy HD1(b) and para 7.19 and 7.20 (traditions and materials).

- The housing mix (see p.64 design and access statement) shows little understanding of the Hawkhurst Housing Needs Analysis (see policy HD2 HNNDP), concentrating too much on executive homes which are over-supplied in Hawkhurst and form much of the Herschel Place offering on nearby Highgate Hill.

- The proposal brings with it the prospect of a wild flower meadow. However little is said about ownership to protect its natural habitat status into perpetuity or management of it, whereas woodland areas seem more carefully planned for.

- Apart from certain proposals to mitigate transport impact, no mitigation is offered for the impact on GP surgeries and the village primary school, which is of considerable concern in terms of impact on infrastructure for residents.

### 12. Burials and Memorial

Interment Date	Deceased	
	None	

### 13. Notes and Information

	Date	from	subject
1.	17.04.2018	NALC	Legal Topic Note 5 Parish and community council meetings.
2.	17.04.2018	NALC	Legal Topic Note 8 Elections
3.	17.04.2018	NALC	Legal Topic Note 87 Procurement
4.	18.04.2018	TWBC	GDPR Parish Clerks' briefing
5.	18.04.2018	Kent Police and Crime Commissioner	Newsletter
6.	30.04.2018	Kent Police	Rural Matters, rural policing newsletter
7.	30.04.2018	Kent Police	Spring news roundup
8.	30.04.2018	KALC	Email encryption, GDPR and a 'council' email eg: @Hawkhurst.gov.uk
9.	30.04.2018	KALC	Information Commissioner's statement to NALC
10.	08.05.2018	Transport Accessibility Group	Minutes of Meeting held 20.04.18
11.	10.05.2018	HPC/RBL	Beacons of Light event meeting notes
12.	11.05.2018	Leander	Woodland Heights public consultation RBL 16.05.2018 4-8pm

Hawkhurst Parish Council

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| <b>14.</b><br>14.1 | <b><u>Confidential</u></b><br>JN gave an update to Members on work carried out so far to prepare a report for TWBC in relation to the new Local Plan which is in preparation. |
| <b>15.</b><br>15.1 | <b><u>Closure</u></b><br>The meeting closed at 22.17  |
| <b>16.</b><br>16.1 | <b><u>Future Meetings</u></b><br>The next meeting of the Parish Council will be at Copt Hall on Monday 11 <sup>th</sup> June 2018 commencing at 19:45.                        |

Signed.....Date.....  
Julia Newman, Chairman of the Parish Council.