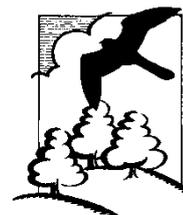


HAWKHURST PARISH COUNCIL



MINUTES – 11th November 2019

Monday 11th November 2019 commencing at 19:45pm
The Copt Hall, Cophall Avenue

1. ADJOURNMENT FOR PUBLIC QUESTIONS AND COMMENTS:

- i) A resident spoke regarding planning application 19/02884/Full as she was concerned that the proposed development was an over development of the site. This site has a history of planning problems and the overdevelopment of a small garden would have a negative impact on many of the properties in the area. Finally, there is already very limited parking for the existing properties and this would create even greater problems increasing overspill parking in Ockley and Hartenoak Roads.
- ii) Cllr Lusty asked if the Clerk could chase up Cllr Palmer about the email alerts

2. APOLOGIES AND REASON FOR ABSENCE: Cllr Jones ill and Cllr Appelbe

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 Pyne planning application 61

Cllr Weeden planning applications 57,58,59 and 61

4. APPROVAL OF MINUTES:

4.1 Approval

- i) The minutes of the Parish Council meeting held on 10th October 2019 were proposed by Cllr Taylor-Smith seconded by Cllr Green and approved unanimously.

4.2 To note

- i) The minutes of Facilities and Services Committee 28th October 2019 were noted
- ii) The minutes of Strategy, Administration and Projects Committee 21st October 2019 were noted
- iii) The minutes of the Fete Committee meeting 16th October 2019, 30th October 2019 were noted

5. MATTERS ARISING FROM THE MINUTES -

- 5.1 Winchester House street light – update on correspondence from last meeting

Cllr Escombe updated the meeting on the issue;

In the summer we were contacted by the resident of a flat in Winchester House about the street light attached to Winchester House. Following a site visit on 30th September 2019, it was clear that the resident just wanted the light removed rather than adjusted.

We liaised with KCC and our street light contractor on the best way forward.

The street light is attached to Winchester House on the junction of Cranbrook Rd and Winchester Street. This is because there is no room in the vicinity for a streetlight column.

KCC confirmed that it was not a highway street light, that it was not part of a lighting system to British Standards, it is 72m and 124m to the next streetlight rather than 30m as per lighting system British Standard.

It is a wall mounted footpath street light which we could take down if required, but there is not enough space in the vicinity for a replacement footpath street light column.

To remove the wall mounted street light would require an order to UK Power Network to disconnect it and make safe and then the street light contractor could remove the street light.

The estimated cost is £1,500

We contacted the resident and requested the freeholder details – these were refused and the resident stated that they are the leaseholder with full maintenance / upkeep responsibility.

We then requested a copy of the leasehold to confirm the situation – so that the Council is not open to a legal challenge from a third party.

To date these requests have been refused, in addition a threat of either legal action against the Council or the resident just taking it down themselves or both has been the response.

Cllr Green felt that if the resident bought the property after the streetlight them maybe they should pay for the removal. After all it is a community asset.

Cllr Weeden supported this view, but whatever is decided we cannot act without a copy of the legal documentation.

It was agreed that the Chairman would write one more time seeking the legal documents so we could proceed the matter.

6. PLANNING

6.1 Planning applications to be considered

No	Application No	Proposal	Location
57	19/02772/Full	Proposed dwelling and garage	St Cuthbert's Lodge, Stream lane, Hawkhurst TN18 4RB

Background:

Application for a 4-bed house in the garden of St Cuthbert's Lodge. There are two objections on the portal and another member of the public has been into the parish office with concerns. According to the application form, the pre-app advice was that the land is PDL and the principle of a dwelling and garage could be supported in this location. As a group, we had differing views on this one. One view was that it was one house and was a similar size to others in Stream Lane. The opposing view was that it is outside of the LBD in the AONB and is next to the nature reserve. The majority view was that we should object. Being consistent - we objected to the Sherard House application in Horns Road on similar grounds. It was refused by TWBC. This was appealed and the inspector dismissed the appeal. We could not see why this application should be considered differently to Sherard House.

Comments:

We recognise that this land can be considered PDL even though it is a garden in the AONB. Therefore, this application complies with HD1(a)1 of the NDP. However, it does not meet HD1 (a)2 - it is outside of the LBD and is not within walking distance of shops and services. There is no pavement along Stream Lane to walk into the village. Any future residents of this property would be reliant on cars to access facilities and services both within Hawkhurst and further afield. In the appeal decision for planning application 18/00057/FULL, the inspector stated:

Given the proposal would create a large family home I consider it likely that it would result in a regular need to access shops and services in Hawkhurst and elsewhere in the area, and that a large majority of these trips would be made by car. For these reasons I conclude that the appeal site is not a suitable location for a dwelling and the proposal is contrary to the aims of the Framework and the policies cited above.

Our view is that this applies equally to this site.

It also does not comply with HD2 - there is no need for 4-bed market housing in Hawkhurst.

The proposal is for a substantial detached house with a large garage, both of which will be positioned very close to the adjoining nature reserve - something that concerns councillors

and residents. The Stream Lane nature reserve and pond is run by Kent Wildlife Trust and is identified as a space that contributes to local landscape character for recreation, tranquility and wildlife in the NDP (3.22). It is also proposed to be designated as Local Green Space in the new Local Plan. Paragraph 3.23 of the NDP requires that development proposals should recognise the role of these important spaces and respect their context and setting. This does not appear to be the case in this application, where the proposed house and garage are sited well over towards the boundary with the nature reserve.

Concerns have also been expressed over the proximity of the proposed garage being to the neighbouring barn (believed to be Victorian) which forms part of Cranford Farm. There is some uncertainty as to whether the barn is listed along with the farmhouse. Therefore, we request that this is explored by the planning officer.

The applicant has provided limited information on the planning portal. For instance, there is no evidence that the proposal will comply with HD3 or HD4 of the NDP. The proximity of this site to the nature reserve does not align with NDP policies LP1, LP2 or AM3.

We are particularly concerned by the 'No' responses to the biodiversity questions on the application form. This site adjoins a nature reserve. Amongst the constraints listed on the planning portal is Collingwood Local Wildlife Site. Neighbouring properties have protected and priority species on their land. At the very least a full ecological survey should be required as part of this application. Again, the appeal decision for 18/00057/FULL makes it clear that *it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted.*

Recommendation:

We **object** to this application for the reasons outlined above.

However, if TWBC were minded to approve a new home on this site, it should subject to the condition that both the house and garage are positioned as far as possible towards the current house and away from the nature reserve. Consideration should be given to a smaller property that would be less intrusive in the AONB and which would better meet the housing needs in Hawkhurst. Any trees removed should be replaced in line with Hawkhurst's Tree and Hedgerow Policy. Comprehensive ecological surveys must be undertaken - this needs to be in advance of the decision to give planning permission and not as a condition.

Vote: In favour 0 Against 10 Abstain Cllr Weeden

Decision Object

58	19/02884/Full	Proposed construction of 1 no. studio unit	Land at Highgate Mews, Hawkhurst
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Background:

We supported the previous application for a studio in this location. No residents had objected when we supported it, but did subsequently. It was refused by TWBC on the grounds that it would have a harmful impact on the living conditions of occupiers and represented overdevelopment of site, due its cramped design etc. There are four objections on the planning portal.

Comments and Recommendation:

This proposal complies with the NDP HD1 in that it is for one property within the LBD and within walking distance of shops and facilities. It also meets HD2, providing much needed entry-level housing.

However, this is not an improvement on the previously approved application: the mass of the building is now bigger making it appear more cramped; a balcony has been introduced to the rear of the property, which will directly overlook Little Mercers; there is now only one parking space, which is insufficient given the pressure on parking in the area. It would appear to block access to the neighbouring properties and appears to “overlap” the front of a neighbouring property.

We **object** to this application on the grounds it represents overdevelopment of the site and will impact negatively on neighbouring properties.

Vote: In favour 0 Against 10 Abstain Cllr Weeden

Decision Object

59	19/02654/Full	Stationing of land for temporary agricultural workers dwelling, re- use of existing agricultural building as farm office and welfare station, minor works for the formation of access to waste tank (part retrospective)	Park Farm, Water Lane, Hawkhurst TN18 5AY
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Background:

There are three parts to this application - temporary permission (3 years) for a wooden cabin to provide accommodation for an agricultural worker; re-using an existing farm building to convert it to provide a farm office and welfare facilities; construction of access to empty the waste tank for the farmhouse that will no longer be associated with the farm. No objections on the portal. This is a working farm associated with the butchers on the Colonnade.

Comments and Recommendation:

We **support** this application, which is essential for a key local business. We note that the advice received from the rural planning consultant is that there is a functional need for this accommodation. We appreciate that efforts have been made to minimise the impact on the AONB by re-using an existing farm building for the farm office and welfare facilities, siting the cabin close to the farm buildings and opting for materials (dark stained timber) that will match with the existing farm buildings. The proposed dwelling will be modest in size. The proposal to use crushed stone for the access track which will grass over again appears to have been designed to have the minimum impact on the AONB.

Vote: In favour 10 Against 0 Abstain Cllr Weeden

Decision support

60	19/02994/Full	New orangery to side elevation
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2, Cranford Farm Cottages, Stream Lane, Hawkhurst TN18 4RB
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Background:

The proposal is for an orangery, which would be positioned off the kitchen and serving as a dining/breakfast room. No comments from residents.

Comments and Recommendation:

The choice of materials and design complies with the requirement in HD4 that extensions should be sympathetic with the host house. However, the cottage has already been extended twice before, and is now significantly bigger than the other attached cottage.

Given that it is an extension outside of the LBD, policy H11 applies. Our view is that this is not a modest extension to the original dwelling. In the absence of volume figures, we **object** to this application.

Vote: In favour 0 Against 11 Abstain 0

Decision Object

61	19/02244/Full	Erection of a single-story one-bedroom dwelling
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2 Belgrave, Woodbury Road

Background:

This site has a complex planning history. 2 Belgrave is currently a semi-detached cottage. In 2016, permission was granted for a one-bed bungalow in the rear garden. The parish council objected to this application. Since then planning permission has been granted for two additional properties attached to 2 Belgrave. Currently, there is one cottage with access and parking in its garden. If this gets approved there will be three new dwellings, each with one parking space and no parking for the existing cottage. There are many objections from 9

different residents. The conditions on the most recent planning application for the 2 x 2-bed terrace houses conflict with the conditions on the extant permission for the bungalow. The applicant is trying to treat this as a change of condition but it is a new application.

Comments and Recommendation:

Despite the applicant's suggestion that this only needs to be considered in terms of variations of conditions to the previous planning application, this is a new application and needs to be considered in light of current policy. Hawkhurst's NDP has been made since planning permission was granted for the previous application. This application needs to be judged against the NDP.

This proposal complies with the NDP HD1 in as far as it is for one property within the LBD and within walking distance of shops and facilities. It also meets HD2, providing much needed entry-level housing. However, it does not comply with HD4 which requires that new development should be informed by the traditional form, layout and character of the parish's vernacular architecture. New development should reference the local context and demonstrate the use of high-quality materials (7.31). There is an expectation that buildings should use local construction materials and reflect local building materials. This proposal is insensitive to the local context.

The allocation of one parking space for this dwelling is insufficient given the extreme pressure on parking in Woodbury Road. Given the fact that there will be three properties sharing one access and three parking spaces, we are concerned that it will prove impractical for future occupants and their visitors to turn on the site, which will result in safety issues as cars reverse out into Woodbury Road, which is not only congested but also used as a rat run to avoid the traffic queues up to the traffic lights.

Residents have raised serious concerns about the impact on their properties. We are particularly concerned about the impact on Dainton Cottages, which will be overlooked by this proposed dwelling. We also share residents' concerns over the practicality of building so close to a steep change in levels and the potential impact of this.

This proposal represents overdevelopment of the site.

We **object** to this application.

Vote: In favour 0 Against 9 Abstain Cllrs Weeden and Pyne

Decision Object

6.2 Planning information on file

Cllr Escombe noted that following our last meeting the advice from KALC was that we could comment on specific site allocations as long as we did not refer back to our comments on the draft Local Plan if a planning application came forward for one of those sites.

Cllr Escombe had circulated a note with comments on specific site allocations, Cllr Whittle proposed and Cllr Green seconded and it was approved unanimously.

7 MATTERS FOR FURTHER DISCUSSION:

7.1 Proposed Multi Use Games Area report.

Cllr Escombe confirmed that this had been considered and supported in principle by FAS and SAP Committees, that the contractor was prepared to hold the price but only to the end of November 2019 and thanked Cllr Holden for £5,000 grant to support the project.

The Clerk was still chasing the FA regarding the application to them for funding.

The funding package is set out below

No	Funding source	Amount
1	Allocated reserves	£20,000
2	2019/20 budget	£5,000
3	KPFA Grant	£1,000
4	Kent Sports	£10,000
5	KCC area Members Fund	£5,000
6	FA Foundation*	£5,000
7	HPC savings from 2019/20 or General Reserves	£6,150
	Total	£52,150
	Project cost	
	Street Scape costs	£52,150

If the FA Foundation application is unsuccessful, we will need to use a further £5,000 from saving or reserves.

The aim is to do the work so it can be open for spring 2020.

Cllr Whittle proposed and Cllr Taylor-Smith seconded the following:

- Use the agreed allocated reserves, the sum allocated in the 2019/20 budget, the successful grants plus savings from 2019/20 or general reserves to deliver the MUGA project.
- Appoint Streetscape to construct the MUGA project

- Appoint the lowest quote to do the tree work
- Investigate the feasibility of a skate park project at Heartenoak Playing Field

Council approved this unanimously

7.2 Hawkhurst Cemetery Report

Cllr Escombe introduced the report that had been considered and agreed in principle by both FAS and SAP Committees.

Noted the re-alignment of fees for Exclusive Rights of Burial and interment fees.

Cllr Green proposed and Cllr Cory seconded the following:

- To approve the cemetery regulations, action plan, application form and memorial request form attached in **appendix A, B, C and D** of this report
- Exclusive Rights of Burial fees are set at £300 and £330 for a woodland burial
- Interment fees are set at £55

Council approved this unanimously.

7.3 S106 Report, S106 request list and KCC Highway Improvement Plan for Hawkhurst

Cllr Escombe introduced the report which was an update from last year. Cllr Taylor-Smith welcomed the report and the need to maximise the benefit to Hawkhurst if Hawkhurst has to take development.

Cllr Lusty, felt that the meeting with KCC regarding the Highways Improvement Plan for Hawkhurst was frustrating as everything was a “no from KCC”. The only positive was it may help us lever in developer contributions to Hawkhurst.

Cllr Hunt emphasises his disappointment with KCC for reneging on the crossing of the Rye Road near Bowles Lodge / Tesco’s and the decision not to replace the speed indicator devices on the Flimwell Road which were knocked down by speeding vehicles (echoed by all).

Cllr Lusty proposed and Cllr Green seconded the following

1. That Hawkhurst Parish Council works with and supports stakeholders to maximise the community benefits of section 106 agreements in Hawkhurst
2. That the S106 agreement list attached in **Appendix A** of this report is approved
3. We continue to seek S106 agreements for developments in Hawkhurst
4. We approve the Kent County Council Highway Improvement Plan for Hawkhurst attached in **Appendix B** of this report

8 REPORTS OF COMMITTEE CHAIRMEN AND UPDATES

- i) **Facilities and Services Committee** – Cllr Fitzpatrick directed people to the action plan on file and mentioned that the allotment reminder letters are going out. As we have a waiting list, anyone not wishing to carry on with their allotment can give up their

- allotment in the knowledge that a local resident is eager to take it on.
- ii) **Strategy, Administration and Projects Committee** – see action plan on file progressing well
 - iii) **Personnel** – Cllr Green – Noted that a second error by our payroll service has led to further under payments to staff. It is proposed to use the refund from the payroll service provider to compensate the employees with £10 extra in the December payroll. Cllr Green proposed and Cllr Escombe seconded the above and it was approved unanimously.
 - iv) **Community Centre Working Group** – Next meeting 2nd December 2019 but further meeting on design with architect on 21st November 2019.
 - v) **Fete Committee** – Cllr Hunt stated the winter festival is progressing well and weekly meetings taking place at the moment

9. FINANCE:

9.1 INCOME AND EXPENDITURE OCT 2019 for FCM 14.11.19

Accounts for payment	£	15,202.66	to 31.10.19
Payment received	£	6,808.37	to 31.10.19
Net Expenditure	-£	8,394.29	
Cambridge & Counties	£	86,786.66	to 30.04.19
Cambridge Building Society	£	75,339.40	to 31.12.18
Lloyds Current	£	10,001.00	to 31.10.19
Lloyds Access Reserve	£	171,557.54	to 01.10.19

- 9.2 Agreement to pay payments schedule – Cllr Escombe proposed and Cllr Green seconded – approved unanimously.

10. CORRESPONDENCE – see file

No	Date	From	Issue
1	17.10.19	KALC	Invite to AGM
2	17.10.19	TWBC	Extension of TWBC draft Local Plan consultation period
3	5.11.19	Mr. Brown	Support for comments on TWBC draft Local plan – one of a number

11. NOTES & INFORMATION – see file

Cllr Escombe updated the meeting on an apology by TWBC regarding the waste contract and improvements agreed with the contractor; such as extra staff, vehicles etc.

The Cllrs acknowledge the apology but requested that;

- A) The bins are collected on time
- B) TWBC answer the phone rather than let it be on hold for 10 minutes and then cut off.

12. BURIALS AND MEMORIALS. - None

13. CONFIDENTIAL: NA

CLOSURE: 8:30pm

Signed Chairman of the Council.....