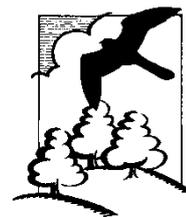


HAWKHURST PARISH COUNCIL



MINUTES – 10th February 2020

Present: Cllr Escombe, Cllr Pyne, Cllr Appelbe, Cllr Lusty, Cllr Cory, Cllr Jones, Cllr Green, Cllr Whittle, Cllr Hunt, Cllr Fitzpatrick and Cllr Weeden

1. ADJOURNMENT FOR PUBLIC QUESTIONS AND COMMENTS:

- i) A resident objected in the strongest possible terms the planning application 19/03098/Full as it changes the Conservation area, is a listed building and “retrospective” applications make a mockery of the planning process. In addition, it is full of inaccurate information: the fence is higher than existing and they are creating a new access.
- ii) A resident also objected to planning application 19/03098/Full as the new access is dangerous – Slip Mill Lane a narrow lane with a blind dangerous corner. There is also a need to call in Environmental Health as the owner is running down the property for development.
- iii) Another resident objected to planning application 19/03098/Full as it blocks the view and therefore ruins the conservation area. TWBC states that we are all the stewards of the conservation area.
- iv) A resident objected to planning application 19/03637/Full as the work has started on site already. What is the point of the planning process? They cannot put trees back they cannot put right the damage to badger Setts? The existing residents do not have enough car parking – the site is simply not suitable.
- v) A resident objected to planning application 19/03637/Full that the road was too narrow for emergency services already, let alone an extra 9 dwellings – say 18 cars parked on the road.
- vi) A further resident objected to planning application 19/03637/Full as the existing residents will be required to not park in the spaces they have been using for the past 40 years. It is ridiculous.
(Note at this point it was clarified that Hawkhurst Parish Council is not the planning authority, but a consultee and TWBC is the Planning Authority)
- vii) Cllr Palmer concurred with the residents about the “work” at Red Oak and the retrospective approach at Iddenden Cottages agreed to take them further within TWBC. Cllr Palmer also confirmed that the email alerts on the waste collection have been replaced with an updated search on the TWBC website.
- viii) Cllr Bland updated the Council that TWBC are working their way through the

feedback on the draft Local Plan. Cllr Weeden questioned the housing numbers. Cllr Bland explained that it is based on available sites and may reduce due to consultation. The consultation responses will soon be available online.

- ix) Cllr Bland also explained that Sevenoaks and Wealden Councils have had their Draft Local Plans turned down by the Planning Inspectorate.
- x) Cranbrook Rd / Heartenoak junction: a meeting is being arranged and a report will come to the next Council meeting.

2. APOLOGIES AND REASON FOR ABSENCE: Cllr Taylor-Smith away and Cllr Blake unwell.

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 Payne planning application 74

Cllr Appelbe planning application 74

Cllr Weeden planning applications 73, 74 and 76.

4. APPROVAL OF MINUTES:

4.1 Cllr Escombe proposed and Cllr Whittle seconded the Minutes of the Parish Council meeting held on 13th January 2020 and EGM 21st January 2020.- 13th January 2020 approved unanimously 21st January 2020 approved by all except Cllr Jones who abstained as he was not present at that meeting.

4.2 The minutes of Facilities and Services Committee 29th January 2020, the minutes of the Fete Committee 29th January 2020 and the minutes of the Community Centre Working Group 5th February 2020 were noted.

5. MATTERS ARISING FROM THE MINUTES

- i) Fowlers Car Park – update from KCC as follows:

Items 1 and 3 – I am awaiting estimates from our consultants, TWIG, in respect of the cost of works.

Item 2 – our preferred consultant quoted a high charge for removal and safe disposal of the sofa. The Borough Council's Bulky Refuse Collection Service were not prepared to consider the matter, as the sofa is not to be collected from a residential property. I have sourced a refuse collector who can collect the sofa and safely dispose of it at a fair and reasonable price, and I have authorised them to attend to the work forthwith. All being well, the sofa should be removed from the site this week, and I shall be checking this accordingly.

Items 4, 5, 6 and 7 – our consultants, Booker and Best, are quoting for the works and inspected the site last week accordingly. I am expecting their quote within the next few days.

- ii) Winchester House Streetlight – Cllr Escombe explained that FAS would need to consider this.

- iii) Formal Complaint against Head of Planning at TWBC – Cllr Escombe explained that our complaint has been investigated and upheld by TWBC. Cllr Escombe proposed and was seconded Cllr Whittle that we acknowledge the letter that upheld the complaint – this was supported by all present except Cllr Weeden who objected.

6. PLANNING

6.1 Planning applications to be considered

No	Application No	Proposal	Location
73	19/03566/FULL	Demolition of existing dwelling and replacement with new bungalow	Little Cowden Farm, Horns Rd, Hawkhurst TN18 4QS
<p>Background: <i>The existing bungalow doesn't meet current building regulations. The intention is to replace it with a bungalow designed to Passivhaus standards, which will meet higher environmental standards. Footprint will be the same as the existing bungalow.</i></p> <p>Comments and Recommendation: HPC supports this application as it is the replacement of an existing dwelling with a similar footprint in the same location and will, therefore, not impact on the traffic congestion at the crossroads or the AONB. The Parish Council welcomes the intention to used ground source heating and solar panels to improve environmental standards. This is in line with HD3 of the NDP. The retention of a bungalow of a modest size is also welcomed (HD2 & HD3). From the plans, it appears that the internal alterations to the layout of the bungalow will make it more accessible. In order to comply with the NDP, it expected that the building should meet Part M4 (2) of the Building Regulations or Lifetime Homes Standards (HD3). The use of natural stained timber is also welcomed in this location.</p>			
74	19/03502/OUT	Outline (Access, Layout and scale not reserved) – Demolition of existing garage; construction of a new detached dwelling within the garden of Hawthorn Cottage	Hawthorn Cottage, Ockley Lane, Hawkhurst TN18 4DW
<p>Background: <i>This is the last house along Ockley Lane before it reaches open countryside. It's an outline</i></p>			

application for a 4-bed house to be constructed in the garden to Hawthorn Cottage. The garden falls both within and outside the LBD, but the plans show the proposed building within the LBD, with the wall along the line of the LBD. Because it's outline, we're only looking at access, layout and scale.

Comments and Recommendation:

HPC believes that a garden in this type of location would be considered to be PDL. If this is the case, this application complies with HD1(a) of the NDP, in that it is an application for one dwelling on previously developed land, within the LBD and walking distance of shops and amenities.

Nevertheless, we do have concerns about the impact on the AONB. This application does not comply with LP1 in that it has not demonstrated that it will not have an unacceptable adverse visual impact on the landscape. This is a sensitive location in AONB, beside an historic routeway. There are far-reaching views back across to the countryside as you walk along Ockley Lane and this has not been considered in the paperwork submitted to date. The Parish Council has found it difficult to judge the impact on the AONB due to the absence of a detailed design at this stage, due to it being an outline application, but noted the proposal to step down the building, making use of the sloping topography.

The Parish Council's view is that the scale of the house is inappropriate in this location as it is out of keeping with the other properties along Ockley Lane which are cottages. Furthermore, this proposal does not comply with HD2 of the NDP, being a 4-bedroom house, where the demand is for starter homes and small-sized houses rather than more family-sized properties.

The Parish Council has major concerns about the access and parking arrangements for this property. The current parking arrangements provide three spaces in front of the two semi-detached cottages, plus two additional parking spaces beside the existing garage. These additional spaces and the garage will all be lost if this new dwelling is constructed. From the application form, it would appear that there is no intention to increase the number of parking spaces when the new property is built. Two parking spaces for a 4-bed house is not adequate in Hawkhurst with its limited public transport. We understand that access for the new property would be shared with the existing cottages, but this would appear to cause conflict with the spaces for Hawthorn Cottage.

HPC **objects** to this application.

If TWBC were to approve this application any trees removed need to be replaced in line with HPC's Tree Policy - 3 replacement trees for each one removed. If this outline application is approved, planning officers at TWBC should advise the applicant of the need to comply with the NDP for Hawkhurst, particularly policies HD3 and HD4.

75	19/03098/Full	Erection of a fence -retrospective	4, Iddenden Cottages, High Street, Hawkhurst TN18 4PT
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Background:

This is another retrospective application for 4 Iddenden Cottages. Conservation area, listed etc. Although the fence has been put up, the gate onto Slip Mill Lane has not yet been created. Residents are very concerned about this on a number of grounds. One, what it will lead to i.e. the reasons for dividing the garden (creating a building plot). Two, the impact on the conservation area and the historic setting of the cottages, where the gardens have remained unchanged for centuries. Three, safety issues caused by the new access. Comments to date from the Conservation Officer indicate that they do not think putting a fence up is an issue, but this was an early comment and we are unsure if they have fully considered the impact on the setting that this time, especially because the application form suggests that the fence cannot be seen from neighbouring properties, which is not the case.

Comments and Recommendation:

HPC has serious reservations about this application and **cannot support** it. We share residents' concerns about the purpose of sub-dividing the plot in this manner, but appreciate that this is probably insufficient grounds to object to this application.

We **object in the strongest terms** to the proposal to create an access onto Slip Mill Lane. This is patently unsafe, being close to a blind corner at one of the narrowest parts of a lane which is notorious for being used as a rat run. We fully understand that access to the fenced off garden is required, but this can be incorporated into the fence if it is decided that the fence should remain.

It does appear that dividing up the garden in this manner is altering the setting of these listed cottages and would request that this is reviewed by the conservation officer in light of the information provided by residents. We believe that the information on the application is inaccurate.

If TWBC are minded to grant permission for the retrospective application for the fence, HPC would like to see a condition applied that the entire plot has to remain within the ownership

of 4 Iddenden Cottage and cannot be sold separately.

In light of our concerns about retrospective approvals on this site and inaccurate information on the planning application we formerly request that this application is called into committee and is reviewed thoroughly.

76	19/03637/Full	Erection of 9 dwellings together with associated parking and landscaping	Land Rear of Santer House, Red Oak Hawkhurst
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Background:

Outline planning permission has been granted for up to 9 dwellings - access only considered. We objected as it was not a sustainable location, concerns over parking (for both new residents and existing residents), impact on badgers (closing a sett) and no affordable housing (TWBC owned land). These issues are still all relevant.

Comments and Recommendation:

This application does not comply with HD1(a) of Hawkhurst's NDP. It is a greenfield site rather than PDL and does not demonstrate effective physical integration within the existing settlement patterns found in and around Hawkhurst. It is not in a sustainable location in as far as residents will be reliant on their cars to access shops and services. The Appeal Decision relating to Land adjoining Sherard House refused permission for one house a little further along Horns Road, noting that future occupants would have to walk along a busy road, use the infrequent bus service or travel by car. This would equally apply to the 9 dwellings in this location.

An additional 9 dwellings would have a detrimental impact on the Hawkhurst crossroads. These are already overcapacity. Indeed, in advice given to KCC by Christopher Lockhart-Mummery QC of Landmark Chambers in July 2019, the crossroads is described as "experiencing severe levels of congestion". The Parish Council view is that no further development should be permitted without the cumulative impact on the crossroads being properly assessed. There is no evidence that this has been done. Indeed, the response from KCC Highways and Transportation dated 3rd February 2020 states that the cumulative impact of small-scale developments on the Hawkhurst crossroads is "difficult to address" until the Local Plan process is further advanced. This is not acceptable. In the advice referred to above, Christopher Lockhart-Mummery QC states that the view that "it is the cumulative impact that is critical and this should be assessed when a proposal is considered together with other committed developments. Therefore, in the Tunbridge Wells scenario, there are very valid reasons for the County Council, as local highway authority, to object to these

proposals" is entirely correct. This advice was sought in relation to the numerous (generally small-scale) applications for housing in Hawkhurst.

The housing mix is in line with HD2 of the NDP, in that they are small properties (5 x 2 bed houses and 4 x 3 bed houses). However, the original outline application was for 3 x 3 bed houses and 3 x 2 bed flats and 3 x 1 bed flats. This would have been far more preferable than the current proposal in terms of meeting local housing need.

HPC objected to the outline application on the grounds of inadequate parking. This application does nothing in order to address this, whereas the previous application had 18 bedrooms in total, this application has 22 bedrooms. It only allows for 16 parking spaces. This is completely inadequate. Also no efforts have been made to improve the inadequate parking for existing residents.

There is nothing to suggest that this application complies with HD3 of the NDP. There are no references to Part M4 (2) of the Building Regulations or Lifetime Homes Standards, nothing about efficient use of water, electricity and energy or the use of locally sourced and recycled materials.

The proposal does not comply with HD4 on numerous counts. A gated development is completely out of place and is not suitable in this location. Rather than encourage access into the countryside as required by AM3, this proposal prevents it. This development is not sensitive to the local context. On p45 of the NDP it makes clear the expectation that development around "the edges of the village should be sensitive to the rural and more historic context, by reflecting the character of housing in proximity to the countryside." This has not been done. In particular, the five x 2-bed houses form a huge block that is completely out of character and which will have a negative impact on the listed Lodge Cottage.

HD4 requires that the density of new development should "respect the rural nature of the parish and be designed to give an impression of spaciousness with opportunity for green landscape between buildings." This is not the case. Nor are there working chimneys, and the proposed development would not be well integrated into the site.

This application does not comply with LP1 or LP2. Moreover, it is concerning that there does not appear to be any reference to the impact of this development on the ancient woodland or the Kent-Sussex Border Path.

There is a proposal to remove 21 individual trees, plus a further group of trees. HPC's Tree Policy requires each tree removed to be replaced by three trees. The Parish Council requests

detailed plans that indicate how this will be achieved.

We understand that illegal work around the badger's sett has started and is being investigated by the appropriate authorities.

If this greenfield site is going to be developed, then far more attention needs to be given to the design of these dwellings, the impact on the AONB, local wildlife and the ancient woodland.

HPC **objects** to this application and looks forward to the Planning Committee when it considers this application.

77	20/00058/Full	Variation of condition 11 (approved levels) of 18/02165/Full – amendment to proposed site levels	Land to the East of Heartenoak, Hawkhurst Kent
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Background:

Most of the levels will be lower except for one property.

Comments and Recommendation:

HPC **supports** this application.

78	20/00005/Full	Installation of paddle stairs and window to store within existing loft.	10, Norris Close, Hawkhurst TN18 4EN
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Background:

No comments from neighbours.

Comments and Recommendation:

The addition of the window does not appear to impact on neighbouring properties. HPC **supports** this application.

79	20/00210/TPO	Trees – Ash (t1 and T2) Fell two trees	8, Dickens Way, Hawkhurst, Kent TN18 4PQ
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Background:

Want to remove trees due to blocking light to the garden and suspected ash dieback.

Comments and Recommendation:

There is no information from an appropriate expert to support this application.

HPC **objects** to this application unless the need to remove these trees is agreed by an appropriate arboricultural expert. The trees are an integral part of the conversation area in this area as they form part of a tree line. If the trees are felled, HPC requires six trees to be planted in line with its tree policy.

80	20/0032/Full	Loft conversation and roof lights	Gun Green Oast, Water Lane, Kent TN18 5BA
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Background:

This has already been done without permission, despite the application form stating that work has not started. This property is subject to an appeal being considered by the Parish Council at Monday's meeting.

Comments and Recommendation:

HPC **objects** to this application. Gun Green Oast is a non-designated heritage asset. Condition 12 (currently being appealed) is intended to ensure that alterations are not made to the oast house that would result in it losing its agricultural heritage.

When faced with a planning application, it can be a challenge for the Parish Council to imagine how this will impact the property. In this case, due to the applicant having already installed the roof lights, it does not require any imagination on behalf of the Parish Councillors to see just how inappropriate this "proposed" alteration is. The new roof lights can be clearly viewed from Whites Lane, an historic routeway, and look totally out of place.

81	20/00152/Full	Erection of timber outbuilding	Old Chestnuts, Talbot Road, TN18 4NH
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Background:

This is a traditional shed. No objections from neighbours.

Comments and Recommendation:

The proposal is for a traditional wooden shed. Thought appears to have been given to where it is sited so that it will not impact on either the listed building or neighbouring properties. Therefore, HPC **supports** this application.

- 6.2 Planning information - on file - Note approval of Copt Hall planning application 19/03569/Outline

7 MATTERS FOR FURTHER DISCUSSION:**7.1 Information regarding Hawkhurst Parish Council Election 7th May 2020**

The Clerk explained some key dates and points about the forth coming election;

KALC workshop in this area for potential candidates on 5th **March 2020, 7pm at Matfield Pavilion.** – will promote locally.

TWBC Election Team manage the election – all queries to them. Telephone 01892 554025 or Email elections@tunbridgewells.gov.uk

The notice of the election must be done by **Tuesday 31 March 2020**, but may well be the w/c 23rd March 2020.

Closing date for Nominations – **4pm Wednesday 8th April 2020** – Note highly recommended that candidates make an appointment with the TWBC election team and hand in their nomination forms.

A candidate needs a proposer and seconder (both on electoral role in Hawkhurst)

If 13 or fewer nominations are received for Hawkhurst it will be declared an un-contested election. An actual Parish Council election will not take place in Hawkhurst.

Purdah applies from **Wednesday 25th March 2020** so no self-promotion linked to the Parish Council.

The polling booths will be at the Royal British Legion and KGV Sports Pavilion.

The Parish Office will have nomination packs and information from TWBC for prospective candidates and will put information on the Council website. However, all enquiries regarding the Parish Elections should be directed to TWBC Election team.

The count usually takes place the day after the election. This year Friday 8th May 2020 is the VE Bank Holiday, at the moment TWBC are not sure when the count will take place. It will take place on Monday 11th May 2020 at the latest.

Following the election all Councillors will need to sign the Acceptance Form, Declaration of Personal Interest statement etc. and an induction programme will be set out.

Hawkhurst Parish Council AGM is due to be held on Monday 11th May 2020, however we may not know the result of the election by then.

It is therefore proposed to change the date of the Hawkhurst Parish Council AGM from Monday the 11th May 2020 to Monday 18th May 2020, 7:45pm at Copt Hall.

Cllr Escombe proposed and Cllr Whittle seconded that the AGM be switched to Monday 18th May 2020, 7:45pm at Copt Hall – approved unanimously.

7.2 Update on planning challenges and Hawkhurst NDP

7.2.1 Cllr Escombe updated the Council that TWBC have asked to adopt the revised Hawkhurst NDP via a cabinet meeting on 12th April 2020. They have made a number of sensible amendments which have been circulated and are considered acceptable.

The one issue is to call the “housing allocations” “housing positions”, this will not trigger the 3-year housing supply protection for Hawkhurst rather than the district wide 5-year housing supply. Following a debate, it was felt that we should accept the proposed housing position.

It was proposed by Cllr Whittle and seconded by Cllr Pyne that Cllr Escombe should finalise the revised NDP with TWBC by the end of the week so that TWBC can adopt

the Hawkhurst NDP as part of TWBC planning suite of policies.

7.2.2 The Clerk updated the Council that the approach to KCC and TWBC about doing a joint robust traffic survey that could stand up to scrutiny has been taken up by KCC and TWBC.

Cllr Escombe proposed and Cllr Green seconded and that we progress the joint traffic survey with KCC and TWBC and that the Clerk reports back. – agreed unanimously.

7.3 Council Budget monitoring report 1st April 2019 – 31st December 2019.

The Clerk updated the Council, although we are doing well, £27,976 up on budget to date the Council has a number of commitments coming up such as electrical work, MUGA etc.

Cllr Green asked about “Victoria Hall” – clerk will double check the figures

Cllr Escombe proposed and Cllr Green seconded:

- Note the budget monitoring report for 1st April – 31st December 2019
- Set aside £5,100 for leasing Fowlers Car park from KCC which will not happen this year, from Discretionary Service budget towards the MUGA project.
- Seek to spend £1,700 to repair the guttering on the Lych Gate
- Set aside up to £4,000 from Discretionary Service to undertake electrical works at The Parish Office, Copt Hall and Sports Pavilion
- Set aside up to £500 to update e-mail service.

These were approved unanimously

7.4 Risk Assessments

Cllr Whittle introduced the item as FAS Committee has already drafted and checked the Risk Assessments for Copt Hall, Sports Pavilion and Office. Cllr Whittle proposed and Cllr Cory seconded the risk assessments for Copt Hall, Sports Pavilion and Parish Office – approved unanimously

7.5 Hawkhurst Parish Council response to Kent County Council “Strategic Statement” Five Year Plan.

Cllr Green introduced the item as he had drafted the Parish Council’s response – a number of points were discussed.

The desire of KCC to take on more government roles – this could lead to services being cascaded down to Parish / Town Councils – which is fine but needs to come with the budget to deliver the service.

Cllr Green proposed and Cllr Pyne seconded the Parish response to the KCC consultation on their “Strategic Statement Five Year Plan. – this was approved unanimously.

8 REPORTS OF COMMITTEE CHAIRMEN AND UPDATES

- i) Facilities and Services Committee – Cllr Fitzpatrick, noted that the Lych Gate have been completed, see action plan on file
- ii) Strategy, Administration and Projects Committee – Next meeting Monday 17th February 2020, 7:45pm
- iii) Personnel – next meeting to be confirmed.
- iv) Community Centre Working Group – Cllr Whittle reminded the Council of the consultation event on 25th Feb 2020 at RBL 7-9pm, see minutes
- v) Fete Committee – Cllr Hunt see minutes

9. FINANCE:

9.1 Monthly Income and expenditure – up to 31st January 2020

Accounts for payment	£	13,187.37	to 31.01.20
Payment received	£	7,332.25	to 31.01.20
Net Expenditure	-£	5,855.12	
Cambridge & Counties	£	86,786.66	to 30.04.19
Cambridge Building Society	£	75,527.15	to 31.12.19
Lloyds Current	£	10,000.00	to 31.01.20
Lloyds Access Reserve	£	132,531.57	to 31.01.20

9.2 Agreement to pay payments schedule

Cllr Hunt queried a payment of £300 – the clerk explained that it was for advertising the Community Centre consultation.

Cllr Escombe proposed and Cllr Cory seconded that the payment schedule is approved – this was approved unanimously.

10. CORRESPONDENCE – see file

No	Date	From	Issue
1	30.1.20	Resident	Issue regarding waste collection
2	27.1.20	Rydon House	Letter regarding Birchfield Grove
3	6.1.20	KCC	Consultation on Five Year Plan – draft response on file for comment
4	3.2.20	Millward Designer Homes	Proposal to name a crescent after Sgt Edward Manton

It was agreed to approve the naming of a crescent after Sgt Edward Manton.

11. NOTES & INFORMATION – see file

No	Date	From	Issue
1	7.1.20	Kent Wildlife Trust	General information
2	1.1.20	HCT 2018	Newsletter
3	5.2.20	KCC	Keep Kent Clean

12. BURIALS AND MEMORIALS

No	Date	Name	
1	15.1.2020	Godfrey Bull	Internment of ashes
2	24.1.2020	Ronald Catt	Burial
3	5.2.2020	Carole Williamson	Burial

13. CONFIDENTIAL:

13.1 Verbal update on planning issues

Cllr Escombe lead a discussion on a number of planning issues

13.2 Consider nominations for KALC Community Awards – on File

The Councillors discussed the merits of the nominees: Mrs. Pat Westgate, Mrs. Lisa Ridley, Mr. Sedge and Mrs. Valerie Manser

CLOSURE: 9:45

Chairman of the Council
Richard Griffiths, Clerk to the Parish Council

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.