

Planning Advisory Committee

5th March 2020

| No | Application No | Proposal | Location |
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| 82 | 20/00322/Full | Detached garage, garden store and home office | Suncourt, Copthall Avenue, Hawkhurst, TN18 4LR |
| <p>Background: <i>A similar plan for the garage and store was recently approved. This application adds the home office on due to a need to work from home. At the time, we were a little concerned about the removal of the willow tree, which has already been done. However, additional fruit trees have been planted in the garden to compensate. We were also worried about the possible impact on a neighbour's summer house, but this was reviewed by the planning officer and not considered to be an issue. There are no objections from neighbours.</i></p> <p>Comments and Recommendation: HPC supports this application.</p> <p>Decision: Support 13 Object 0 Abstain 0 – Therefore HPC supports this application.</p> | | | |
| 83 | 20/00032/full | Loft conversion with roof lights and installation of solar panels | Gun Green Oast, Water lane, Hawkhurst TN18 5BA |
| <p>Background: <i>This is the same application that we looked at last time. It's only the solar panels that are relevant. Permission was given for the loft conversion and roof lights. This was not considered by HPC as we did not receive the notification.</i></p> <p>Comments and Recommendation: HPC supports the installation of the solar panels.</p> <p>Decision: Support 13 Object 0 Abstain 0 – Therefore HPC supports this application</p> | | | |
| 84 | 20/00235/Full | Addition of a single storey side extension involved in the conversion of two dwellings to a single dwelling (exactly as previously approved under applications) | Conghurst Cottages, Conghurst Lane, Hawkhurst |
| <p>Background: <i>HPC did not object to the previous application and we are not aware of anything material that would lead us to a different conclusion this time. No comments from neighbours.</i></p> <p>Comments and Recommendation:</p> | | | |

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| HPC supports this application. | | | |
| Decision: Support 13 Object 0 Abstain 0 – Therefore HPC supports this application. | | | |
| 85 | 20/00219/Full | Installation of 144 photovoltaic panels to the existing roofs of the main hospital and bungalow | Hawkhurst Cottage Hospital, High Street, Hawkhurst TN18 4PU |
| <p>Background: <i>Consideration has been given to the siting of the panels to minimise the visual impact on the street scene. No comments from neighbours.</i></p> <p>Comments and Recommendation: HPC supports this application.</p> <p>Decision: Support 13 Object 0 Abstain 0 – Therefore HPC supports this application</p> | | | |
| 86 | 20/00339/Full | Loft conversion with a rear dormer and roof lights to front elevation | 4 Castle, Terrace, Cranbrook Rd, Hawkhurst TN18 4BQ |
| <p>Background: <i>As far as we are aware, none of the other cottage Castle Terrace have roof lights to the front, but there are several other houses along this stretch of Cranbrook Road that do. Materials will, for the most part, match existing. There are no objections from neighbours.</i></p> <p>Comments and Recommendation: This application would appear to have minimal impact on the street scene and does not appear to impact on neighbouring properties. HPC supports this application.</p> <p>Decision: Support 13 Object 0 Abstain 0 – Therefore HPC supports this application</p> | | | |
| 87 | 18/03187/Full | Change of use of part of the land for the creation of two additional pitches and four ancillary mobile homes to existing pitch for gypsy / traveller occupation with associated hard and soft landscaping (part retrospective) | Os Plot 6535, Heartenoak Rd, Hawkhurst TN18 5EY |
| <p>Background: <i>From the application, we were unsure how much of this application is retrospective. The application is for 9 additional mobile homes: 4 would be linked to the host dwelling for family members. Two additional pitches are proposed - one for 3 units and one for 2 units. No comments from residents.</i></p> <p>Comments and Recommendation: This application is for an extension to an existing site which is self-contained and well screened. The current site does not have a noticeable impact on the AONB. Whilst there are no specific policies in the NDP relating to gypsy / traveller sites, this proposal is for less than 10 dwellings.</p> | | | |

The site is not within easy/safe walking distance of facilities and amenities. Hawkhurst's infrastructure is already overstretched in terms of the doctors and school etc. An additional 9 units will exacerbate Hawkhurst's traffic issues.

We understand that there is a need within the borough to provide additional gypsy /traveller accommodation and that the preference is to extend existing sites. Therefore, on balance, HPC **supports** this application.

Decision: Support 8 Object 5 Abstain 0 – Therefore HPC supports this application

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| 88 | 19/03039/Full | Change of use of land to ancillary residential use and installation of solar panels | Chittenden Lodge, Slip Mill Rd, Hawkhurst TN18 4JT |
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Background:
The proposal is for change of use of a paddock from agricultural to ancillary residential. The solar panels will be mounted on the ground and are up to 2m high. Site is 40 sq. Metres. No comments from neighbours. Chittenden House and Chittenden Lodge are listed. This application is not supported by the Landscape & Biodiversity Officer as it represents a loss of agricultural land when there is plenty of scope for the solar panels to be accommodated within the rest of the grounds without losing agricultural land. The Conservation Officer has indicated that she is willing to look at appropriate locations within the grounds rather than use this agricultural land.

Comments and Recommendation:
 HPC is supportive of the introduction of solar panels, but is mindful of the Landscape and Biodiversity Officer's concerns. It is not clear why the installation of solar panels should require the land use to be changed to residential. Solar panels can be installed on agricultural land, which can have a dual purpose with grazing. However, this site does not appear to comply with best practice, which focuses on the use of non-agricultural land.

HPC is opposed to the change of use for this land. If TWBC is minded to approve the installation of solar panels on this paddock, every effort should be made to enhance biodiversity, for instance with bird and insect fodder plants and wildflowers sown around the panels.

HPC objects to this application.

Decision: Support 2 Object 11 Abstain 0 – Therefore HPC objects to this application

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| 89 | 20/00355/Full | Siting 8 mobile cold store units, with new acoustic fencing alongside units 2-5 and the boundary with Station Cottages (retrospective) | Rhokett Limited, Unit 10, Hawkhurst Station Business Park, Gills Green, Hawkhurst TN118 5BD |
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Background:
The chiller units are already in place and the acoustic fence was found to be necessary after local residents complained about the noise. The four units closest to Station Cottages will be in use from November to February, and planning permission for these units is for five years. Permanent permission is requested for the other units. One objection.

Comments and Recommendation:

HPC can **support** this application. However, we are concerned that this is not the first retrospective application put in for this site. It would appear that some guidance on the planning process might be required.

Decision: Support 11 Object 1 Abstain 1 – Therefore HPC supports this application.

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| 90 | 20/00452/Full | Conversion of shop to form 1 residential unit | Trills, Cranbrook Rd, Hawkhurst TN18 4AT |
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Background:

The proposal is to create a one-bed flat. The shop front and windows would remain the same, with a timber screen placed inside the front window. There is no parking associated with the property. There are no objections from neighbours.

Comments and Recommendation:

This application complies with the NDP in that it is for one dwelling within the LBD, within walking distance of shops and facilities and involves the redevelopment of an existing site (HD1). It would also provide a much-needed starter home (HD2). However, we are concerned about the lack of parking provision, as this is a real issue within Hawkhurst. Whilst we welcome the applicant's decision to maintain the shopfront and windows, we are concerned that the installation of a timber screen would not on impact on the street scene but would be detrimental to future occupants. We are concerned that there would be little/no natural light in the property, which would have a negative impact of the wellbeing of future occupants.

Policy CM4 of the NDP states that the existing range of shops and services in Highgate are to be protected and enhanced. This application is, therefore, contrary to this policy. Where HPC has previously supported the change of use of other retail premises, this has been supported by a well-documented history demonstrating they were unsustainable. We are less sure that this is the case for this property, which is located in an area with a number of other well-used shops. We would ask that the planning officer is confident that there is no future for this property to be used as retail or office space in line with the requirements for retail and services in the village.

If TWBC are minded to approve HPC does seek reassurance on the points raised above.

HPC objects to this application

Decision: Support 3 Object 9 Abstain 0 (absent BW). Therefore HPC objects to this application.

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| 91 | 20/00309/OUT | Outline (access and layout not reserved) Construction of 1 no3 bed detached houses and 2 no 4/5 bed detached houses with access via a new roadway that has been constructed as part of the redevelopment of Woodham Hall, Landscaping and associated works | Land south of Woodham Close, Rye Rd, Hawkhurst |
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Background:

This is an outline application, only looking at siting and access at this stage. It is an amendment of a previously refused application (supported by HPC, albeit with concerns over drainage). The previous application was for 5 dwellings (2 x 2-bed bungalows, 1 x 3-bed house & 2 x 4-bed

houses). This application is for 1 x 3-bed house and 2 x 4/5-bed houses. The previous application indicated that the land at the south of the site would be a wildlife corridor and would be gifted to a charity to secure its future. This is no longer mentioned in this application. There have been 5 objections from residents online & a resident has also phoned to express concerns.

Comments and Recommendation:

This application complies with the NDP in terms of being for three dwellings within walking distance of shops and facilities. However, it does not meet the requirements of HD1, as it is not within the LBD, is a greenfield site and is agricultural land. Whilst the planning statement indicates that the site has not been open countryside since the 1800s, the land has been used for agriculture/grazing in recent years, despite the claims to the contrary in the application paperwork.

Unlike the previous application, this proposal is focused on larger houses and, therefore, does not address the housing needs of the village (HD2). This is an aspect that we would like to see given further consideration. This is a greenfield site, within the AONB, and should have the highest level of protection. The need for housing nationally and within the borough is resulting in land such as this being developed. If this is to happen in this location, then the housing should be appropriate to the needs of the village.

The site appears to be fairly well enclosed, with the existing tree boundary minimising views of the sites. If this proposal were to go ahead it is essential that these trees be retained to avoid impacting on views between the village and the countryside (LP1).

At this stage there is little information to demonstrate how this application will enhance biodiversity. HPC is anxious to ensure that the land to the south of this site is retained as a wildlife corridor and that this site will not lead to further development gradually creeping down the hill. With the previous application, there was an offer to donate this land to secure its future and this is something that HPC would expect to see with this application if it were to be approved.

Whilst recognising that this proposal is only for three dwellings, it will have an impact on the already stretched infrastructure in Hawkhurst. The traffic congestion within the village is such that any additional vehicles will have a negative impact. The sewage system cannot cope with existing demand in this area and there are frequent sewage spills on the land between this site and the treatment works. We have serious reservations about the impact on drainage of this development. As a village, we are already seeing the drainage issues that have resulted from the development of Herschel Place and Woodham Close. This is an aspect that will need to be fully addressed as, unfortunately, experience has demonstrated this has been not given adequate consideration with other recent developments.

We recognise that this is an accessible location in terms of accessing facilities in Hawkhurst. However, residents will be reliant on cars to access employment. Hawkhurst is not well served by public transport. There are limited bus services and the nearest station can only be reached by car.

Any trees or hedgerows removed need to be replaced in line with Hawkhurst tree policy (three trees to be planted for each tree removed).

If TWBC are minded to grant permission for this outline application, there should be a condition that all mitigation measures for reptiles, dormice and other protected species are put in place before any preparatory or clearance work takes place.

We recognise that it is a small-scale development, within walking distance of shops and facilities. However, we have significant reservations about this application: drainage, impact on AONB, impact on wildlife and biodiversity, lack of infrastructure housing mix, traffic, access, gradient and levels. Therefore, HPC **object** this application.

Decision: Support 0 Object 12 Abstain 0 (absent BW). Therefore HPC objects to this application

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| 92 | 19/03098/FULL | Erection of a fence and gate to the centre of the plot (part retrospective) | 4, Iddenden Cottages, High Street, Hawkhurst TN18 4PT |
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Background:

We discussed this application last meeting and it has now been amended to remove the request for access onto Slip Mill Lane. A gate has been added in the fence in the garden instead.

Comments and Recommendation:

In our opinion, the fence is impacting on the setting of these listed cottages in the conservation area. It is clearly visible from neighbouring properties despite the applicant's statement that it cannot be seen. However, we note that this has been considered in detail by the Conservation Officer.

HPC raises **no objection** to this application without the access onto Slip Mill Lane.

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.

Decision: Support 13 Object 0 Abstain 0 – Therefore HPC supports this application

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| 93 | 20/00347/FULL | Proposed first floor extension & internal alterations. | Little Orchard, Heartenoak Road, Hawkhurst TN18 5EU |
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Comments and Recommendation:

HPC **supports** this application as it complies with the NDP - the extension is sympathetic to the host house and uses materials to match existing. The proposals do not appear to impact on neighbours or the street scene.

Decision: Support 13 Object 0 Abstain 0 – Therefore HPC supports this application