

Planning Advisory Committee

7th May 2020

| No | Application No | Proposal | Location |
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| 102 or 1 | 20/00583/FULL | Demolition of existing sheds and conversion of agricultural building to form a pair of semi-detached houses. Planning Application | Potters Farm Land & Buildings Potters Lane Hawkhurst Cranbrook Kent |

Background:

Proposal is to convert a concrete barn into a pair of 3-bed semi-detached dwellings. Paperwork suggests pre-app supportive as long as structural integrity, landscaping etc were addressed. Current concrete framed barn - conversion materials will be changed to brick and block and stained black weatherboarding. Roof materials changed to plain tiles. Fencing currently post and rail, will be post and rail and closed board. Arboricultural report not completed. High Weald AONB Unit objects as contrary to S2 and S3 of High Weald AONB Management Plan. AONB Unit argue it's not actually a conversion - it's rebuilding on the same footprint. An assessment of the Farmstead has not been undertaken as required. This is essential given that this is a medieval farmstead. Landscape & Biodiversity officer agrees with AONB Unit. Ecological appraisal requires a bat survey, which has not been carried out. No surveys for dormice or reptiles even though it indicates that there is suitable habitat. The plans show that the elevations look very different - looks domestic. Parking will look really out of character - row of parking spaces.

Comments and Recommendation:

This application does not comply with the NDP - it is not a sustainable location; it is well outside the LBD and about 2 miles from the facilities and amenities in the village. Any future occupants would be reliant on cars for shopping, employment and education etc. This is a very rural location within the AONB and the proposed houses would appear completely out of character. Paragraph 7.5 of the NDP describes the AONB landscape as a "medieval landscape of wooded, rolling hills... small, irregular shaped fields; scattered farmsteads; and ancient routeways." This application would have a negative impact on the AONB and, therefore, is contrary to paragraph 172 of the NPPF. It also does not comply with the High Weald AONB Management Plan. Within the NDP there is a requirement for sustainable modes of travel between the site and the heart of the existing built areas (para 7.16). This is not achievable in this location. There is nothing within the application paperwork that indicates compliance with HD3 of the NDP.

HPC agrees with the comments from the High Weald AONB Unit regarding the design of this proposal looking overly domestic. This is exacerbated by the proposed parking arrangements, which are completely out of keeping and do not comply with the design guidance in the NDP that parking should be discreet.

Policy LP2 of the NDP requires the management, conservation and enhancement of the High Weald AONB. This application clearly does not do so. This will irreversibly change the appearance of a medieval farmstead.

HPC **objects** to this application.

If TWBC is minded to approve this application, it is imperative that the farmstead assessment, completed arboricultural report and all appropriate ecological surveys are undertaken and the findings are shown to be satisfactory before approval is granted.

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| 103 Or 2 | 20/01024/FULL | Extension of existing parking area, including revised surface water drainage, adaption of existing lighting, additional disabled parking space and electric car charging point. | Hawkhurst Cottage Hospital High Street Hawkhurst Cranbrook Kent TN18 4PU |
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Background:
Proposal is to extend car park to provide an extra 12 spaces, as well as allocating an additional disabled parking space and an electric car charging point.

Comments and Recommendation:
Hawkhurst Community Hospital is much valued and well-used. It is realistically only accessible by car and, therefore, HPC **supports** this application.

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| 104 or 3 | 20/01104/FULL | Demolition of existing single storey side extension, replacement two storey side extension, internal alterations and rear porch. | 4 Talbot Place Talbot Road Hawkhurst Cranbrook Kent TN18 4NA |
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Background:
The new extension will be a bit wider than the existing single-storey extension, but the paperwork indicates that this will not impact on parking arrangements. No comments from neighbours.

Comments and Recommendation:
The extension will use materials to match existing and, therefore, complies with the NDP. There is a reasonable amount of space between 4 Talbot Place and the neighbouring property so it would not appear to impact on neighbours. Therefore, HPC **supports** this application.

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| | 19/03039/FULL | Change of use of land to ancillary residential use and installation of solar panels | Chittenden Lodge, Slip Mill Road, Hawkhurst, Cranbrook, Kent, TN18 4JT |
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This application has been revised so that some solar panels will be on an existing outbuilding and there will a smaller bank of ground-mounted PV panels alongside the outbuildings rather than in the field as previously proposed.

In light of these revisions, HPC now **supports** this application.

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