

## Planning Advisory Committee

9<sup>th</sup> January 2020

No	Application No	Proposal	Location
66	19/03394/LBC	Listed Building Consent: - Enclosure of an opening in the south west face of a barn	Beals Green Farm, Heartenoak Road, Hawkhurst TN18 5EU
<p><b>Background:</b>  <i>The proposal is for aluminium double glazing (panels and doors) to close one face of a barn that is currently open on two sides. This side of the barn faces the road. The intention is to protect the barn itself from weathering and to provide security for the contents. We were unsure how this would be achieved when the other side of the barn would still be open. Our recommendation to object was not unanimous - concerns were raised about the choice of materials but some members of the committee felt that it depended on the colour of the aluminium (i.e. grey would be appropriate).</i></p> <p><b>Comments and Recommendation:</b>                      HPC appreciates that the application is to enable the barn to be used as part of the vineyard operation. The Parish Council is keen to support this initiative, but has doubts as to whether the choice of aluminium double glazing is appropriate due to the property being listed.</p> <p>Therefore, subject to the Conservation Officers advice we <b>support</b> this application. If the application were to be approved, it should be on the condition that the aluminium frames are an appropriate colour and that as suggested in the heritage statement the frames are concealed by the weatherboarding.</p>			
67	19/03401/OUT	Outline all matters reserved – to demolish the existing building and construction of up to three dwellings	Copthall, Copthall Avenue, Hawkhurst, TN18 4LR
<p>HPC cannot comment on our own application.</p>			
68	19/03134/LBC	Listed Building Consent – Replacement of bathroom window (works commenced)	4, Iddenden Cottages, High Street, Hawkhurst TN18 4PT
<p><b>Comments and Recommendation:</b>                      This is a like-for-like replacement that has already been completed. It is clear from the photographs supplied that the existing window was in very poor condition. Therefore, HPC <b>supports</b> this application.</p>			

69	19/03135/LBC	Listed Buildings Consent – Removal of hard board sheets covering original beams between two reception rooms (work commenced)	4, Iddenden Cottages, High Street, Hawkhurst TN18 4PT
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**Comments and Recommendation:**

Our understanding is that this work involved the removal of more modern alterations, thereby restoring original elements of the cottage. Therefore, HPC **supports** this application.

70	19/03468/PNR	Change of use of an agricultural building to a flexible use For its prior approval to: Transport and highways impacts, Noise impacts, Contamination risk and Flood risk	Barn on Land East of Elm Hill House, High Street, Hawkhurst
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**Background:**

*Seeking prior approval for change of use of a barn to office space. It is not planning permission. If the approval for change of use is granted the applicant will still need to apply for planning permission in the normal way. We would question whether a barn in the middle of a field in the AONB would be an appropriate place for an office development, but that's not what's being asked at this stage. It's judged on transport and highways impact, noise impacts, contamination risk and flood risk.*

**Comments and Recommendation:**

HPC has grave concerns about any potential for increased traffic through the Hawkhurst crossroads. However, we recognise that this proposal is unlikely to have a significant transport / highways impacts. We have reservations about whether this is an appropriate site for an office development, but this is due to the impact on the AONB etc., which we understand is not relevant to the application for change of use. Therefore, HPC raises **no objections** to this application for change of use.

71	19/03360/Full	Erection of single storey rear extension, plus replacement garage	Homelands, Highgate Hill Hawkhurst TN18 4LP
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**Background:**

*Single-storey extension that will wrap around the side and the back of the house. It appears to be quite a big extension, but the property is within the LBD, so the restrictions of H11 don't apply. The proposal is to replace the existing garage, which currently matches well with the host house.*

**Comments and Recommendation:**

Replacing the existing gabled garage with the proposed flat-roofed garage will impact negatively on both the street scene and the host house. It would therefore not comply with HD4 of the NDP. The design guidance specifically identifies vertical elements, such as gables, as a positive design element. Gables are a feature of the host house and the neighbouring properties along this stretch of Highgate Hill.

In terms of the extension itself, it would not appear to impact on neighbouring properties. Therefore we would **support the extension on the condition that the gable is retained** to minimise the impact on the street scene.

72	19/03379/Full	Erection of single storey side extension with roof lights, two storey rear extension, single storey extension to garage with pitched roof and new front porch	5 Oakfield, Hawkhurst TN18 4JR
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**Background:**

*Only one comment from neighbours and this does not raise any objections to the proposal. Materials will match existing other than the replacement of brickwork and plastic cladding on walls, with high performance white render. It appears to be a big extension, but the property is within the LBD, so the restrictions of H11 don't apply.*

**Comments and Recommendation:**

The proposal does not appear likely to impact on neighbouring properties; therefore, we **support** this application.