

## Planning Advisory Committee

10<sup>th</sup> October 2019

No	Application No	Proposal	Location
43	19/02565/LBC	Listed building Consent: Demolition of existing garage and erection of proposed garage, workshop and annex	<b>Little Pix Hall</b> , High Street, Hawkhurst, TN18 4XT
<p><b>Background:</b>  <i>We considered this application last month and supported it with the condition that the annex should be tied to the host house. However, this application is for listed building consent and the Conservation Officer does not support the application.</i></p> <p><b>Comments and Recommendation:</b>            Our comments in relation to this application still stand, but we accept the advice of the Conservation Officer.</p>			
44	19/01979/FULL	Repair, rebuilding and extension to garden boundary walls; erection of three replacement and new glasshouses; renovation of existing and addition of new buildings to provide production areas, storage, seminar and demonstration areas, an office reception “men in sheds” workshop and wc/wash facilities in association with proposed horticultural use and ancillary community use for educational purposes together with associated landscaping, creation of a pond and access and parking.	<b>The Walled Garden</b> , Hall House, Moor Hill, Hawkhurst, TN18 4Q4
<p><b>Background:</b>  <i>This application is broadly similar to the previously approved application. Hands of Hope have purchased additional land and the application has been amended to include this land. There are no objections to this application. Sixteen individuals have written to support this application, as well as the residents of Hall House and Hawkhurst Bonfire Society.</i></p> <p><b>Comments and Recommendation:</b>            We note the number of comments in favour of this application and also the support from Rural Planning Ltd which considers that the additions to the previously approved designs are appropriate for the site and the charity’s aims.</p> <p>The use of traditional materials for the Men in Sheds workshop complies with the NDP. This application is a welcome use of the agricultural land in our village.</p>			

However, we are extremely concerned about the limited parking provision. We note the intention that the majority of visitors will walk to the site. This may well be the case, but these visitors will still need to park somewhere in Hawkhurst as there is very limited opportunity to access Hawkhurst without using a car. We simply do not have the provision to accommodate additional parking in the vicinity of The Walled Garden. The entrance to Hall House is off the A229, a designated lorry route.

We are minded to **support** this application, but additional parking will need to be provided for this to development to work in the local context. We would be happy if the application was amended to include “overflow” parking, for instance using Grasscrete rather than additional formal parking.

45	19/02249/FULL	Alterations to external materials, finished and openings	<b>Rivington</b> , Theobalds, Hawkhurst, TN18 4AJ
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Approval already granted prior to consideration.

46	19/02200/LBC	Listed Building Consent: Replacement of front entrance door, French doors and window	<b>Birchfield</b> , Rye Road Hawkhurst TN18 5DA
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**Background:**

*Materials will be painted timber to match existing, with Slimlite double-glazing set in hardwood white painted frames for doors.*

**Comments and Recommendation:**

This proposal appears to be replacing like with like and thereby in line with the policies in the NDP.

We **support** this application.

47	1902284/FULL	Redevelopment of existing stable block to create annexe accommodation	<b>Skelcrosse</b> , Horns Hill, Hawkhurst TN18 4XD
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**Background:**

*Proposal is to demolish the existing stable block and to build an annex. No comments from neighbours. The application includes very little information.*

**Comments and Recommendation:**

We are concerned that the proposed annex seems to be very big. The footprint of the proposed annex is not much smaller than that of the host house. With two double-bedrooms (both with an ensuite) and good sized living accommodation, we do not feel this is a modest addition to the host house as would be required by H11. Furthermore, it appears from the planning history that Skelcrosse has already been previously extended several times.

Therefore, we **object** to this application. If the planning officer is minded to approve it, we would like there to be a condition that ties the annex to the host house, preventing it from being occupied separately.

48	19/02310/FULL	Erection of two storey rear extension	<b>Harefield</b> , Stream Lane, Hawkhurst TN18 4RD
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**Background:**

*Harefield is some distance from neighbouring properties. There are no comments from neighbours.*

**Comments and Recommendation:**

We note that it is planned to use materials to match existing, thereby complying with HD4 of the NDP. It seems unlikely that neighbouring properties will be affected by the extension and it will not be obvious from the road. However, this a big extension to a property that has already been previously extended. Therefore, we do not feel that this is a modest extension as required by H11.

Therefore, we **object** to this application.

49	19/02060/FULL	Partial demolition of north boundary wall down to stable substrate and rebuilding	<b>Highgate Hall</b> , Rye Road, Hawkhurst TN18 4EY
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**Background:**

*There are no comments from neighbours on the planning portal, but residents have expressed concerns over whether the wall will actually be rebuilt as is.*

**Comments and Recommendation:**

This is an attractive old wall and residents have expressed concerns over any changes being made to it. If possible, our preference would be for the wall to be made safe without being demolished and rebuilt. However, if it cannot be made safe in another way, we would ask that a condition is applied that the wall should be rebuilt in exactly the same location, to exactly the same dimensions (both height and width including the corbel/buttresses). We have no objection to additional piers being added within the garden of Highgate Hall, but the appearance of the wall should remain as is when viewed from the access road to SanTERS Cottages.

We note that the workforce has been instructed not to work on the proposed bungalow due to concerns over the safety of the wall. We feel that a condition should be included that the reconstruction of the wall should be completed in the same location and to the same design as the current wall, before construction of the bungalow commences.

We would only **support** this application subject to that the reconstruction of the wall should be completed in the same location and to the same design as the current wall, before construction of the bungalow commences.

50	19/02485/payph	Payphone kiosk removal	Talbot Rd, Hawkhurst
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**Background:**

*There are no comments from neighbours. There is a right of local veto, in which case BT cannot remove the call box.*

**Comments and Recommendation:**

Whilst recognising that this phone box has not been used much in the last 12 months (18 calls), we would be concerned if it were to be removed. It is the only phone box within The Moor area of Hawkhurst. It is close to the open space of The Moor and the playing fields at King George V, both facilities that are well-used by members of the public, especially young people. Mobile signal in this part of Hawkhurst is poor.

We **object** to the removal of this phone box.

51	19/02482/payph	Payphone kiosk removal	Coach Station, High Street, Hawkhurst
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**Background:**

*There are no comments from neighbours. There is a right of local veto, in which case BT cannot remove the call box.*

**Comments and Recommendation:**

We assume that this is actually the phone box on the Rye Road rather than the High Street by the old Post Office. Assuming this is the case, we would **support** its removal, as long as the phone box by the Old Post Office is repaired and is maintained in good working order.

We **support** the removal of the phone box on the Rye Road (not the one on the High Street).

52	19/02619/OUT	Outline (Access, landscaping, and Layout not reserved for 20 no residential dwellings, together with open space, new access road associated garaging and parking and provision of 35% affordable housing	<b>Land at Streatley</b> , Horns Rd, Hawkhurst, Kent TN18 4QT.
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**Background:**

Five comments from neighbours - all objecting. Far less of the land is proposed to be built on in this application than the last one. The proposal is for 20 dwellings (40 last time). The proposal is for 4 bungalows, 1 chalet-bungalow, 11 houses (2, 3 & 4 bed) and 4 flats.

**Comments and Recommendation:**

Whilst it is obvious that considerable effort has been put into improving this application, including an evident focus on the NDP, this remains an unsustainable location within the AONB. The SHELAA (July 2019) concluded that the site was unsuitable for allocation because it was considered to result in harm to the landscape and concerns regarding the settlement pattern. These factors also make it unsuitable for development.

This application does not comply with HD1 of the NDP for Hawkhurst. The application is for more than 10 dwellings on a greenfield site, well beyond walking distance of the shops and amenities in the village. There are no exceptional circumstances as required by HD1(b). This site is not in a sustainable location (HD1(b) 2i). It does not demonstrate that the environmental and visual impact can be effectively mitigated (HD1(b) 2ii). The proposed layout of the site does not integrate well into the existing settlement pattern, which is characterised by ribbon development with the houses

becoming increasingly spaced out as you leave the village (HD1(b) 2iii). Furthermore, it does not meet the objectives of High Weald AONB Management Plan (HD1(b) 2iv).

Despite the fact that TWBC still falls a little short of meeting the 5-year housing supply, this does not mean that all land is appropriate for development. The NPPF allows for the protection of areas of particular importance such as the AONB. We feel that a development of 20 dwellings should be considered a major development in the AONB, which is a small-scale landscape and, consequently, best-suited to small-scale development.

The Landscape and Visual Impact Assessment (LVIA) determines that the proposal would have a moderate impact on the landscape character of the area, as well as the loss of a characteristic medieval field. The impact on views from Horns Road are also assessed as moderate. The site is visible from the Sussex Border Path. Whilst the LVIA recognises that there will be moderate harm on views from Horns Road, it does not acknowledge the impact of this by ignoring the fact that this is a main approach to Hawkhurst, in particular, to the historic heart of the village at The Moor. The LVIA understates the value and sensitivity of the views and landscape. The AONB is a protected landscape and must be considered to be of high value.

The proposal does not meet the requirement of the NDP for applications to demonstrate how they meet the objectives of the High Weald AONB Management Plan. It appears that opportunities have been missed e.g. the inclusion of grey water recycling which could have contributed to Objective G1 of the AONB Management Plan, as well as HD3 3 of the NDP. The location of the site and the resulting reliance on private cars is not in line with Objective G3. The proposal does not support Objective S2 - it will impact on Horns Road (a driver's route) and erode the green space at the entrance to the village; it is not small-scale development and there is no local need for this housing. It does not contribute to any of the objectives relating to Field and Heath.

Hawkhurst is fortunate that it has good facilities within the Highgate area of the village. However, this does not make Hawkhurst a sustainable location for further development. There is no general need for further housing in the village: significant numbers of houses remain unsold and planning permission has been given for over a hundred additional dwellings in the past 6 months. Unlike some other villages, Hawkhurst does not require additional development to maintain its vitality; indeed, the opposite is the case: continued development is a threat for the village which simply does not have the infrastructure to cope with it.

The lack of public transport means that housing in Hawkhurst does not contribute to the vision of a low carbon future. Future residents of this development would be reliant on private cars to travel both within Hawkhurst and more widely. Given the paucity of employment opportunities within the village coupled with no train station and no bus service to the local station, future residents will drive on a daily basis. This site does not provide a genuine choice of transport modes as required by paragraph 103 of the NPPF. As can be seen from Table 3.2 of the Transport Statement, all of the main shopping and facilities are well beyond the 800m walking distances required in the NDP. With, at best, an hourly bus service, it is highly unlikely that residents will choose to use the bus to access these facilities.

Regardless of distance and topography, there is no scope for providing "easy pedestrian and cycle connections" (NPPF para 91). There is no continuous pavement into the village to reach shops, primary school, doctors etc. The pavements that run alongside the A229, which is a busy road

and a primary route for HGVs, are too narrow for people to walk two abreast. This is not a safe route for parents to use to walk their children to school, for instance. The local highway network is not suitable for on-carriageway cycling - speeding is a real issue and the A229 is too heavily-utilised and too narrow for safe cycling. The indicated walking times in the Transport Statement are highly misleading. There is no way that these would be achieved by an average person, let alone an older resident of the bungalows or a young family.

Hawkhurst crossroads is currently over capacity and this proposal will exacerbate this. We would question the validity of the traffic model - 20 dwellings resulting in only 7 or 8 journeys during peak times seems very low, given the fact that residents will be reliant on their cars to access employment, school etc. We would also question the relevance of data relating to Maidstone (Appendix H) which is obviously very different to the rural context of Hawkhurst. The assumption that future residents would choose to continue on the A229 rather than use Delmonden Lane is flawed as it takes no account of the difficulty in turning right at Coopers Corner and the impact of congestion on the A21. Delmonden Lane cannot cope with the additional traffic from this development.

If TWBC were minded to approve this application, we wish to see the detailed evidence provided by KCC Highways to demonstrate that this development will not have a severe residual cumulative impact on the Hawkhurst crossroads.

Knowing how busy Horns Road is, we have reservations as to whether the proposed access would ensure the safety of all users. The exit appears to be on a bend and very close to the drive of the property opposite. We note that a crossing is proposed on the A229, but there did not appear to be details of this included in the paperwork on the planning portal.

We recognise the efforts that have been made to comply with the NDP. The mix of houses meets HD2, and including accessible and lifetime homes is in line with HD3. Given that this is an outline application, we cannot yet determine the extent to which the proposal will comply with HD4 of the NDP. However, it is evident from the layout that there is insufficient parking proposed. There is simply nowhere else to park in the vicinity. On-street parking is not a possibility as the A229 is quite narrow at this point and is only just wide enough for two lorries to pass each other - being part of the strategic road network this is a regular occurrence. Moreover, the planned layout does not provide for discreet parking as required by the design guidance notes, which support HD4.

The land for this proposed development is a field, and the application paperwork includes recent, detailed information on its grading. This shows that the land is classified as grade 3b. The NDP (7.9) explicitly states that only land graded as 4 and 5 should be considered for development, and even then, only when it has been clearly demonstrated that the development of agricultural land is necessary. This is not the case for this application.

The proposed wildflower meadow and paths and stiles to connect the PROW beyond the site are welcome revisions to this application, as are the extended buffers to the Ancient Woodlands and the planting of native trees and hedgerows. We are also pleased to note this development recognises the concerns of the village in relation to the lack of capacity in the public sewer system.

Whilst the Design & Access Statement emphasises the potential of the site to support any wildlife relocated e.g. slow worms, we are very concerned that the proposed reptile trapping area extends to virtually the whole site (Ecological Reptile Survey). There is no badger report included in the documentation online.

The Heritage statement asserts that there will be no impact on the designated heritage assets at Horns Corner, despite the Conservations Officer's concerns over this in relation to the previous application. We cannot see that any of the differences in this application reduce the impact on Horns Corner. It is somewhat surprising that the Heritage Statement indicates that the properties at Horns Corner are not visible from the public highway, as this is not the case for Horns Cottage, which is Grade II listed.

We **object** to this application.

**If the application is approved or granted on appeal we request under Conditions & Section 106**

Replace removed trees and hedges in line with Hawkhurst Tree Policy (plant 3 for every tree removed or 3m of hedging for every 1m removed).

Change in allocation of affordable housing, so that two of the bungalows should be affordable rather than only houses and flats.

£100,000 towards Hawkhurst Community Centre.

£10,000 towards an outdoor gym at KGV

£6,500 towards Speed Indicator Device as part of SID project on HIP.

53	19/02729/FULL	Demolition of existing rear extension and erection of rear extension with roof extension, to allow provision for a bathroom at first floor	<b>Birchfield</b> , Rye Rd, Hawkhurst, Kent TN18 5DA
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**Background:**  
*Birchfield is attached to The Coach House. There are no comments from neighbours.*

**Comments and Recommendation:**  
 We are concerned that the proposed extension will not be sympathetic to the host house. It is a big extension and will be visible from the front of the house, unlike the existing rear extension. We feel that this proposal will make the property appear unbalanced when considered as whole with The Coach House, which is adjoining.

Therefore, we **object** to this application as we are concerned about the impact on this listed property.

54	19/02730/LBC	Listed Building Consent: Demolition of existing rear extension and erection of rear extension with roof extension, to allow	<b>Birchfield</b> , Rye Rd, Hawkhurst, Kent TN18 5DA
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		provision for a bathroom at first floor. Form new steps /stairs and bulkheads Modify existing opening and create new opening. Relocation of boiler and flue. Provision of roof light to utility on north facing roof slopes	
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**Background:**  
*Birchfield is attached to The Coach House. There are no comments from neighbours.*

**Comments and Recommendation:**  
 We are concerned that the proposed extension will not be sympathetic to the host house. It is a big extension and will be visible from the front of the house, unlike the existing rear extension. We feel that this proposal will make the property appear unbalanced when considered as whole with The Coach House, which is adjoining.

Therefore, we **object** to this application as we are concerned about the impact on this listed property.

55	NA	Proposal of temporary road signs for a new housing development	Bellway Homes - <b>Hawksview</b>
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We **object** to this application as the development has already been marketed for a significant amount of time. Secondly, if the application is granted could professional sign companies be used to avoid the appearance of fly posting.

56	19/02573/FULL	Demolition of garage and erection of double garage, plus creation of new access	<b>Little Cowden Farm</b> , Horns Road, TN18 4QS
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**Background:**  
*There are no comments from neighbours. The altered access is actually on Cowden Lane, not Horns Road.*

**Comments and Recommendation:**  
 The proposed garage will be constructed of traditional materials and will, therefore, be more in line with the NDP than the existing garage. The plans suggest that the new garage will be two-storey, but the height is not specified in the documentation. It appears that the replacement garage will be further away from neighbouring properties than is currently the case.

We **support** this application assuming that the planning officer believes that the dimensions are appropriate for this location.