

Planning Advisory Committee

7th November 2019

No	Application No	Proposal	Location
57	19/02772/Full	Proposed dwelling and garage	St Cuthbert's Lodge, Stream lane, Hawkhurst TN18 4RB

Background:

Application for a 4-bed house in the garden of St Cuthbert's Lodge. There are two objections on the portal and another member of the public has been into the parish office with concerns. According to the application form, the pre-app advice was that the land is PDL and the principle of a dwelling and garage could be supported in this location. As a group, we had differing views on this one. One view was that it was one house and was a similar size to others in Stream Lane. The opposing view was that it is outside of the LBD in the AONB and is next to the nature reserve. The majority view was that we should object. Being consistent - we objected to the Sherard House application in Horns Road on similar grounds. It was refused by TWBC. This was appealed and the inspector dismissed the appeal. We could not see why this application should be considered differently to Sherard House.

Comments:

We recognise that this land can be considered PDL even though it is a garden in the AONB. Therefore, this application complies with HD1(a)1 of the NDP. However, it does not meet HD1 (a)2 - it is outside of the LBD and is not within walking distance of shops and services. There is no pavement along Stream Lane to walk into the village. Any future residents of this property would be reliant on cars to access facilities and services both within Hawkhurst and further afield. In the appeal decision for planning application 18/00057/FULL, the inspector stated:

Given the proposal would create a large family home I consider it likely that it would result in a regular need to access shops and services in Hawkhurst and elsewhere in the area, and that a large majority of these trips would be made by car. For these reasons I conclude that the appeal site is not a suitable location for a dwelling and the proposal is contrary to the aims of the Framework and the policies cited above.

Our view is that this applies equally to this site.

It also does not comply with HD2 - there is no need for 4-bed market housing in Hawkhurst.

The proposal is for a substantial detached house with a large garage, both of which will be positioned very close to the adjoining nature reserve - something that concerns councillors and residents. The Stream Lane nature reserve and pond is run by Kent Wildlife Trust and is identified as a space that contributes to local landscape character for recreation, tranquillity and wildlife in the NDP (3.22). It is also proposed to be designated as Local Green Space in the new Local Plan. Paragraph 3.23 of the NDP requires that development proposals should recognise the role of these important spaces and respect their context and setting. This does not appear to be the case in this application, where the proposed house and garage are sited well over towards the boundary with the nature reserve.

Concerns have also been expressed over the proximity of the proposed garage being to the neighbouring barn (believed to be Victorian) which forms part of Cranford Farm. There is some uncertainty as to whether the barn is listed along with the farmhouse. Therefore, we request that this is explored by the planning officer.

The applicant has provided limited information on the planning portal. For instance, there is no evidence that the proposal will comply with HD3 or HD4 of the NDP. The proximity of this site to the nature reserve does not align with NDP policies LP1, LP2 or AM3.

We are particularly concerned by the 'No' responses to the biodiversity questions on the application form. This site adjoins a nature reserve. Amongst the constraints listed on the planning portal is Collingwood Local Wildlife Site. Neighbouring properties have protected and priority species on their land. At the very least a full ecological survey should be required as part of this application. Again, the appeal decision for 18/00057/FULL makes it clear that

it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted.

Recommendation:

We **object** to this application for the reasons outlined above.

However, if TWBC were minded to approve a new home on this site, it should subject to the condition that both the house and garage are positioned as far as possible towards the current house and away from the nature reserve. Consideration should be given to a smaller property that would be less intrusive in the AONB and which would better meet the housing needs in Hawkhurst. Any trees removed should be replaced in line with Hawkhurst's Tree and Hedgerow Policy. Comprehensive ecological surveys must be undertaken - this needs to be in advance of the decision to give planning permission and not as a condition.

58	19/02884/Full	Proposed construction of 1 no. studio unit	Land at Highgate Mews, Hawkhurst
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Background:

We supported the previous application for a studio in this location. No residents had objected when we supported it, but did subsequently. It was refused by TWBC on the grounds that it would have a harmful impact on the living conditions of occupiers and represented overdevelopment of site, due its cramped design etc. There are four objections on the planning portal.

Comments and Recommendation:

This proposal complies with the NDP HD1 in that it is for one property within the LBD and within walking distance of shops and facilities. It also meets HD2, providing much needed entry-level housing.

However, this is not an improvement on the previously approved application: the mass of the building is now bigger making it appear more cramped; a balcony has been introduced to the rear of the property, which will directly overlook Little Mercers; there is now only one parking space, which is insufficient given the pressure on parking in the area. It would appear to block access to the neighbouring properties and appears to "overlap" the front of a neighbouring property.

We **object** to this application on the grounds it represents overdevelopment of the site and will impact negatively on neighbouring properties.

59	19/02654/Full	Stationing of land for temporary agricultural workers dwelling, re- use of existing agricultural building as farm office and welfare station, minor works for the formation of access to waste tank (part retrospective)	Park Farm, Water Lane, Hawkhurst TN18 5AY
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Background:

There are three parts to this application - temporary permission (3 years) for a wooden cabin to provide accommodation for an agricultural worker; re-using an existing farm building to convert it to provide a farm office and welfare facilities; construction of access to empty the waste tank for the farmhouse that will no longer be associated with the farm. No objections on the portal. This is a working farm associated with the butchers on the Colonnade.

Comments and Recommendation:

We **support** this application, which is essential for a key local business. We note that the advice received from the rural planning consultant is that there is a functional need for this accommodation. We appreciate that efforts have been made to minimise the impact on the AONB by re-using an existing farm building for the farm office and welfare facilities, siting the cabin close to the farm buildings and opting for materials (dark stained timber) that will match with the existing farm buildings. The proposed dwelling will be modest in size. The proposal to use crushed stone for the access track which will grass over again appears to have been designed to have the minimum impact on the AONB.

60	19/02994/Full	New orangery to side elevation	2, Cranford Farm Cottages, Stream Lane, Hawkhurst TN18 4RB
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Background:

The proposal is for an orangery, which would be positioned off the kitchen and serving as a dining/breakfast room. No comments from residents.

Comments and Recommendation:

The choice of materials and design complies with the requirement in HD4 that extensions should be sympathetic with the host house. However, the cottage has already be extended twice before, and is now significantly bigger than the other attached cottage.

Given that it is an extension outside of the LBD, policy H11 applies. Our view is that this is not a modest extension to the original dwelling. In the absence of volume figures, we **object** to this application.

61	19/02244/Full	Erection of a single-story one-bedroom dwelling	2 Belgrave, Woodbury Road
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Background:

This site has a complex planning history. 2 Belgrave is currently a semi-detached cottage. In 2016, permission was granted for a one-bed bungalow in the rear garden. The parish council objected to this application. Since then planning permission has been granted for two additional properties attached to 2 Belgrave. Currently, there is one cottage with access and parking in its garden. If this gets approved there will be three new dwellings, each with one parking space and no parking for the existing cottage. There are many objections from 9 different residents. The conditions on the

most recent planning application for the 2 x 2-bed terrace houses conflict with the conditions on the extant permission for the bungalow. The applicant is trying to treat this as a change of condition but it is a new application.

Comments and Recommendation:

Despite the applicant's suggestion that this only needs to be considered in terms of variations of conditions to the previous planning application, this is a new application and needs to be considered in light of current policy. Hawkhurst's NDP has been made since planning permission was granted for the previous application. This application needs to be judged against the NDP.

This proposal complies with the NDP HD1 in as far as it is for one property within the LBD and within walking distance of shops and facilities. It also meets HD2, providing much needed entry-level housing. However, it does not comply with HD4 which requires that new development should be informed by the traditional form, layout and character of the parish's vernacular architecture. New development should reference the local context and demonstrate the use of high-quality materials (7.31). There is an expectation that buildings should use local construction materials and reflect local building materials. This proposal is insensitive to the local context.

The allocation of one parking space for this dwelling is insufficient given the extreme pressure on parking in Woodbury Road. Given the fact that there will be three properties sharing one access and three parking spaces, we are concerned that it will prove impractical for future occupants and their visitors to turn on the site, which will result in safety issues as cars reverse out into Woodbury Road, which is not only congested but also used as a rat run to avoid the traffic queues up to the traffic lights.

Residents have raised serious concerns about the impact on their properties. We are particularly concerned about the impact on Dainton Cottages, which will be overlooked by this proposed dwelling. We also share residents' concerns over the practicality of building so close to a steep change in levels and the potential impact of this.

This proposal represents overdevelopment of the site.

We **object** to this application.
