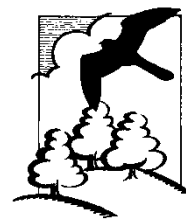


HAWKHURST PARISH COUNCIL



Minutes – 11th May 2020

Present: Cllr Escombe (Chairman) Cllr Taylor –Smith (Vice Chairman) Cllr Green, Cllr Whittle, Cllr Cory, Cllr Hunt, Cllr Pyne, Cllr Blake, Cllr Jones and Cllr Weeden

1. ADJOURNMENT FOR PUBLIC QUESTIONS AND COMMENTS:

- i. Update from Cllr Sean Holden KCC Member focused on support for COVID 19 response with care homes – 1.3 million pieces of PPE purchased and distributed. Also concern about articulated tractors being driven without an HGV licence just a car licence.
- ii. Update from Cllr Palmer TWBC Ward Members noted that the green waste and amenity tip is starting – but you need to book to go to the amenity tip. In addition, TWBC Council meetings are virtual and the public can speak.
- iii. Update from Cllr Thomson TWBC Ward Member focused on the concerns of speeding in the village and the need to improve cameras. Cllrs Cory, Blake and Whittle strongly supported this due to their concerns about driving. It was agreed the Clerk would liaise with Cllr Thomson and Cllr Holden, KCC Highways and Kent and Medway Camera Partnership.
- iv. Cranbrook Rd / Heartenoak junction – chase up after COVID 19

2. APOLOGIES AND REASON FOR ABSENCE: Cllr Appelbe, Cllr Fitzpatrick and Cllr Lusty – technical issues.

3. DECLARATION OF INTERESTS: *To receive notice of personal interests, whether of a prejudicial nature or otherwise, in respect of items on this agenda, in accordance with the Council's Code of Conduct.*

Cllr Escombe, Cllr Green and Cllr Cory – item 7.1

Cllr Weeden – planning application 102

4. APPROVAL OF MINUTES:

4.1 Approval

Cllr Escombe proposed and Cllr Taylor-Smith seconded to approve the Minutes of the Parish Council meeting held on 14th April 2020 – agreed by majority 9 – 0 with Cllr Hunt abstaining as not being present.

4.2 To note other Committees have been cancelled

5. MATTERS ARISING FROM THE MINUTES – NA

- i) **Winchester House** – Letters have been sent to the Tenant and Landlord
- ii) **Hawkhurst NDP update** – TWBC approved the revised Hawkhurst NDP at their April 2020 meeting, it is on the HPC website and has been sent to TWBC to upload onto their website.
- iii) **Parish Fund** - Cllr Weeden welcomed the fact that we have received the £2,765 funding from TWBC.

6. PLANNING

6.1 Planning applications to be considered

No	Application No	Proposal	Location
102	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.

Vote

Support 0, Object 9, Abstain 0 (not present Cllr Weeden)

Decision: Object

103	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.

Vote

Support 10, Object 0, Abstain 0

Decision: Support

104	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.

Vote

Support 10, Object 0, Abstain 0

Decision: Support

105	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.

Vote

Support 10, Object 0, Abstain 0

Decision: Support

6.2 Planning information on file

Cllr Escombe updated Council on several planning points;

Highgate Hall – would check and respond our disappointment of the Enforcement Officer's view that the wall met the technical planning conditions.

Hartley development – Although in Cranbrook she would draft comments and circulate for input before submitting on behalf of the Council.

Park Farm (20/01068/LBC) – Will draft comments and circulate for input before submitting on behalf of the Council.

Ockley / Heartenoak Rd application appeal – Would draft response to appeal of 86 houses at Ockley / Heartenoak Rd and circulate for input before submitting on behalf of the Council.

The Council supported this approach.

7. MATTERS FOR FURTHER DISCUSSION:

7.1 **Parish Basic Allowance** – The Clerk explained that Cllrs Appelbe, Fitzpatrick, Hunt, Jones Weeden and Whittle were entitled to the Parish Basic Allowance - £330 in 2020/21. Cllrs Fitzpatrick, Hunt, Jones, Weeden and Whittle have decided to forgo their Parish Basic Allowance for 2020/21.

Cllr Escombe proposed and Cllr Pyne seconded payment of £330 Parish Basic Allowance to Cllr Appelbe – Agreed unanimously.

7.2 **HCSG update report** – Cllr Escombe reported that the group have done an amazing job in supporting 180 local residents with 135 volunteers. Cllr Lusty has emphasised the positive support he has received compared to friends in other areas. The Council supported the group initially with funding, staffing, administration and insurance cover. The Council has spent £1,198.52 from the £7,000 set aside on the 24th March 2020, however this pales into insignificance when compared to the resources, time and efforts of the local volunteers.

It is important to recognise how successful we have been in setting up HCSG and that HCSG are now a fully functioning Community Group with a Committee, Constitution and Bank Account.

Cllr Weeden proposed and Cllr Whittle seconded that the Council recognise the amazing job HCSG are doing and that HCSG are a standalone community group entitled to apply for S137 grant aid – agreed majority 9 – 0 (Cllr Escombe abstained)

7.3 Actions and Decisions since 14th April 2020 – The Clerk introduced the 26 actions and decisions taken since 14th April 2020 highlighting the amendment to the £250 grant to the Community Poppy Knitters for VE Day Celebrations, £100 for VE Day and reserving £150 for VJ Day events in August 2020.

In addition, an extra item of damaged tree on KGV and a quote in the region of £450 to make safe. Cllr Weeden asked if we should consider removing the tree as it appears to be dangerous – Clerk agreed to investigate.

The Clerk explained also that the cost of Archeological survey work for the new Community Centre had increased by £159 due to time between the original quote and the start of the work.

Cllr Escombe suggested that the process of delegated authority and reporting to Council monthly was working well and suggested this should continue.

Cllr Escombe proposed and Cllr Taylor-Smith seconded the approval of the list of actions – agreed unanimously

Cllr Escombe proposed and Cllr Whittle seconded the increase in Archeological survey fees for the Community Centre – agreed unanimously

Cllr Escombe proposed and Cllr Whittle seconded the continuation of the Delegated Authority to the Clerk – in consultation with the Chairman / Vice Chairman and reporting to Council on a monthly basis – agreed unanimously

7.4 Community Right to Bid – Cllr Green introduced the item which is the principle of considering assets of community value – based on criteria of social well-being, culture, recreation or sporting interest to the local community. If TWBC approves a bid, they will be added to the “Community Asset Register”

It does not mean that we are aiming to purchase and operate these community assets but merely we would have the right to be notified if they are put up for sale and then if we want to have six months to raise funds to submit a bid to purchase the asset.

The proposed community assets to consider today are: Fowlers Car Park, Northgrove Car Park and Oak and Ivy Inn.

Cllr Weeden raised the point that we were relieved when TWBC agreed to manage Northgrove car Park as it covers an old water tank which is dangerous.

Cllr Hunt supported the car parks but was concerned about the Oak and Ivy bid

Cllr Taylor-Smith supported Cllr Hunt – elsewhere he had been involved in “community pubs” but they were the only pub / community facility in the village.

Cllr Whittle was concerned the pub had lost some of its listed building characteristics.

Cllr Jones felt we should include the Oak and Ivy due to its historical value and the need for a pub in that area of the village. It has potential if well run and redeveloped.

Cllr Escombe raised the point that the Oak and Ivy had been on the call for sites so this may be a good idea for the long term.

The Clerk pointed out that the application process to TWBC is free of charge but Land Registry Title documents have a nominal fee for each application.

The Council voted on each site in turn.

Cllr Green proposed and Cllr Weeden seconded Fowlers Car park – agreed unanimously

Cllr Green proposed and Cllr Blake seconded Northgrove Car Park – agreed by majority 8 – 2 (Cllrs Taylor-Smith and Weeden)

Cllr Green proposed and Cllr Escombe seconded the Oak and Ivy – agreed by majority 8 – 1 (Cllr Hunt) with Cllr Weeden abstaining.

7 **White House JR verbal update** – Cllr Escombe introduced the update which had only been finalised today and apologized for the lateness. The background is that on the 9th March 2020 we agreed to set aside a further £1,000 for legal work in relation to the White House Judicial Review.

In April 2020 the court decided that there was an arguable case and the case would go to the High Court – which is an achievement as only 25% of cases brought are considered arguable.

TWBC and McCarthy and Stone have replied to the High Court. In addition, the Barrister feels that the heritage grounds have further merit and need rewording.

Cllr Escombe felt that we have done well so far and to give our best possible chances of success we should proceed along the lines of seeking the barrister to review their response and if required respond and also to amend the heritage grounds.

Cllr Blake asked what were the amends to the heritage Grounds? – Cllr Escombe responded that TWBC in their draft local plan had emphasised the need to retain the White House on heritage grounds if the site was developed rather than demolish the White House.

Cllr Taylor-Smith was disappointed that we did not have the responses to consider – although

we are asking for a legal view on a legal document. He was concerned that the heritage issue would take away from the traffic issue. Cllr Escombe explained that the heritage case was part of the original overall legal case and the amendment was proposed to strengthen the argument.

Cllr Jones was also disappointed that we had not seen the documents – when was a response required? The Clerk explained that we only received the information late today and the response was required by the end of the month.

Cllr Cory felt that we should give ourselves the best chances of success and ask for a legal review, respond if necessary and strengthen the heritage element of our case.

Cllr Escombe proposed and was seconded by Cllr Cory to seek a legal review of the responses and if necessary a response on our behalf, £1,000 + VAT – agreed unanimously.

Cllr Escombe proposed and Cllr Pyne seconded that we seek to amend and strengthen the Heritage element of our case, £250 court fee – agreed unanimously.

8. REPORTS OF COMMITTEE CHAIRMEN AND UPDATES – NA

9. FINANCE:

9.1 Monthly Income and expenditure

Accounts for payment	£	11,868.99	to 11.05.20
Payment received	£	98,889.00	to 30.04.20
Net Expenditure	£	87,020.01	
Cambridge & Counties	£	86,786.66	to 30.04.19
Cambridge Building Society	£	75,527.15	to 31.12.19
Lloyds Current	£	10,000.00	to 30.04.20
Lloyds Access Reserve	£	199,139.24	to 30.04.20

9.2 Agreement to pay payments schedule – circulated.

Cllr Hunt enquired about the ACAD payment of £1,000, The Responsible Finance Officer responded that it was the mapping for the Community Centre and that we had already agreed the expenditure at full council.

Cllr Taylor Smith proposed and Cllr Pyne seconded the acceptance of the payment schedule – agreed unanimously

10. CORRESPONDENCE – see file

11. NOTES & INFORMATION – see file

12. BURIALS AND MEMORIALS

Date	Name	Interment
30.3.2020	Mr. Reynolds	Burial
11.4.2020	Mr. Farmer	Burial
14.4.2020	Mr. Westgate	Burial
17.4.2020	Mr. Ward	Burial

The Clerk noted that Mrs. Westgate had asked for donations to the War Memorial Fund in remembrance of her husband Mr. Westgate. A report would be brought to the next meeting.

13. CONFIDENTIAL: NA

CLOSURE: 9:45pm

Signed Chairman of the Council.....