

## Planning Advisory Committee

4<sup>th</sup> June 2020

No	Application No	Proposal	Location
106	20/01240/FULL	Application for flexible commercial use of a 20m by 40m area of land that is currently used for agricultural machinery/vehicles to park 5 x Hgv and 1 x large trailer as well as the agricultural machinery and firmed with crushed concrete and road planings.	Tubslake Farm Water Lane Hawkhurst Cranbrook Kent TN18 5AP
<p><b>Background:</b>  <i>Proposal is to use land to park 5 x HGV &amp; trailer as a nominated operating centre for the vehicles, plus the current agricultural machinery. This would be a change to commercial use. Ground is currently dirt/mud.</i></p> <p><b>Comments and Recommendation:</b>                      Hawkhurst Parish Council has serious reservations about this application as it would result in increased use of Water Lane by HGVs. This would also impact on the junction of the A229 and Water Lane. There have been numerous accidents on the A229 north of Hawkhurst and an application which would result in additional HGVs manoeuvring in and out of this junction would be detrimental to road safety.</p> <p>This part of Water Lane is the route of the Wealden Cycle Trail. It appears that the PROW runs through the entrance to the proposed lorry park. Currently, there is an emphasis on encouraging walking and cycling. Policies AM3 and AM4 of the NDP are intended to improve countryside access, for both walkers and cyclists. This proposal would make both activities more dangerous and therefore does not comply with the NDP.</p> <p>It does not seem that any consideration has been given to the impact on the AONB. It is therefore contrary to LP1 and LP2 of the NDP.</p> <p>Hawkhurst Parish Council <b>objects</b> to this application.</p>			
107	20/01304/FUL	Material change of use of a section of former agricultural land to provide a garden extension to the residential curtilage of Sherard House (Retrospective)	Paddock Adj Sawyers Horns Road Hawkhurst Cranbrook Kent
<p><b>Background:</b>  <i>Retrospective application. Recent application to build a house on this land was refused by TWBC and the decision was upheld at Appeal.</i></p> <p><b>Comments and Recommendation:</b>                      Generally, Hawkhurst Parish Council does not support agricultural land being reclassified as residential. As agricultural land grade 3, this is defined as higher quality and "should be retained as agricultural land" (paragraph 7.9, NDP). Therefore, this application does not comply with the NDP.</p>			

Furthermore, we are somewhat concerned by the supporting statement's reference to this site forming part of the urban development that extends out along Horns Road. This is a rural location on the outskirts of the village. Indeed the recent appeal decision relating to this site stated the "site is in the countryside outside the Limits to Built Development" and described it as being "situated in an attractive rural location within the High Weald Area of Outstanding Natural Beauty (AONB)."

Hawkhurst Parish Council **objects** to this application.

108	20/01315/FULL	Proposed pair of semi-detached houses to replace existing dwelling	Orleigh Copthall Avenue Hawkhurst Cranbrook Kent TN18 4LR
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**Background:**

The application is for two 4-bedroom 2.5 storey houses to replace one 3 bed bungalow. Planning consent was granted in 2017 and is due to expire on 11<sup>th</sup> July 2020. The previous permission was granted prior to the NDP. This application differs only in terms of external materials. The application has only just gone on the planning portal this week and, as yet, there are no comments from residents. The original application had 7 objections from residents.

**Comments and Recommendation:**

This application complies with the NDP in that it is for one additional dwelling and makes use of previously developed land (HD1a). Copthall Avenue includes a houses and bungalows in a variety of styles and materials; however, these are all detached properties. There is a requirement in the NDP that new dwellings should reference the local context (7.31). We note that the third-floor accommodation is within the roof, but have concerns that these two houses might look overly bulky and impact on nearby properties.

The proposal does not comply with HD2 of the NDP, which identifies a need for starter homes and homes for an ageing population. Indeed, the loss of a 3-bed bungalow to be replaced by two 4-bed houses is completely at odds with this policy. Indeed, HD3 actively encourages the provision of bungalows. HD3 also requires consideration to be given to the storage of bicycles, as well as waste and recycling bins. This proposal leaves very little room to provide this storage. Within the NDP, there is an expectation that housing designs should promote the efficient use of water, electricity and energy. It is not clear that this has been considered within this design.

The use of traditional materials such as bricks and tiles complies with HD4.

The proposed parking arrangements are inadequate for houses of this size. Copthall Avenue already has significant parking issues. The proposal does not comply with HD4 of the NDP, which requires car parking to be discreet. We also have serious doubts about whether it would actually be physically possible for two cars to manoeuvre into and out of these parking spaces given the narrowness of Copthall Avenue.

We note the proposal to remove three trees. Hawkhurst's policy for Trees and Hedgerows requires three replacement trees for each tree removed. The plans indicate that this would not be possible on this site. Therefore, the HPC requests that alternative arrangements are made for nine trees to be planted within the parish.

Hawkhurst Parish Council **supports/objects** to this application.

109	20/01328/TDD	Dead and Dangerous Tree Notification: To reduce row of trees/overgrown hedge alongside tennis court to hedge height; BEECH - Reduce some of the heavy branches; OAK - Remove	Sports Pavillion King George V Playing Fields The Moor Hawkhurst Cranbrook Kent TN18 4QB
Hawkhurst Parish Council <b>supports</b> this application. But presumably can't comment.			
110	20/01172/FULL	Subdivision of Flat 16 on the 1st, 2nd and 3rd Floors to form two new units - internal alterations only, no additional alterations to the external appearance of the building; proposed cycle and bin stores and additional 2 no. parking spaces (Part Retrospective)	Lillesden Park, Hastings Road, Hawkhurst, Cranbrook, TN18 4QG
<b>Background:</b> This will result in an additional 3-bed flat.			
<b>Comments and Recommendation:</b> Given that there will be no external changes to the building, HPC <b>supports</b> this application.			