

Planning Advisory Committee

8th July 2020

| No | Application No | Proposal | Location |
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| 9 | 20/01459/TPO | Tree works – submitted 25 th June 2020 following draft for comments being circulated. | Windmill Field High Street Hawkhurst Cranbrook Kent TN18 4PX |
| <p>Hawkhurst Parish Council supports this application based on the arboriculture report submitted with the application. We note that the recommendation is to replace both trees with a new tree recommended by the local authority. HPC’s tree policy sets the expectation that any tree that is removed should be replaced by three trees. However, if the decision was taken to replace these trees with established trees, then the Parish Council would accept this proposal.</p> | | | |
| 10 | 20/01334/FULL | Single storey extension | Woodside Heartenoak Road Hawkhurst Cranbrook TN18 5EU |
| <p>Background: <i>Woodside is a semi-detached property and its "partner" house already has an attached garage to the side. The walls are brick and tile, and the proposed extension would be vertical timber cladding. No comments from neighbours.</i></p> <p>Comments and Recommendation: Whilst we do not object to principle of this extension, as it seems unlikely that it would impact on neighbours, we do have reservations about the choice of materials. From the limited information available, the extension does not appear to be sympathetic to the host house. This is contrary to the NDP (HD4) which requires extensions to be sympathetic with the style of the host house and use similar materials and fenestration. Therefore, Hawkhurst Parish Council objects to this application.</p> | | | |
| 11 | 20/01235/FULL | Single storey infill front extension with flat roof and decorative hand rail; removal of external existing side wall; relocation of front entrance to side elevation with doorway canopy | Green Banks Cranbrook Road Hawkhurst Cranbrook Kent TN18 5EF |
| <p>Background: <i>Materials will match existing, other than the flat roof, which has been designed to look like a balcony with railings, although it's not actually accessible. No comments from neighbours.</i></p> <p>Comments and Recommendation: We usually have reservations about front extensions. However, the houses on Cranbrook Road are of varied designs and sizes. The proposed extension does not appear overly large and is sympathetic to the host house as required by the NDP. It seems unlikely to impact on neighbouring properties. Therefore, Hawkhurst Parish Council supports this application.</p> | | | |

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| 12 | 20/00355/FULL | Siting of 8 mobile cold store units, with new acoustic fencing alongside units 2-5 and the boundary with Station Cottages (Retrospective) | Rhokett Limited Unit 10 Hawkhurst Station Business Park Gills Green Hawkhurst Cranbrook Kent, TN18 5BD |
| <p>Background: <i>We supported the initial application because the chillers were already in place and we thought the acoustic fence would benefit residents. Environmental Protection were concerned that the proposal was inadequate. The application has been amended. The temporary chillers have been moved away from the boundary with Station Cottages and the planning permission for all elements is now for 5 years. The application now includes a plan for temporary car parking. This is formalising the informal parking that takes place at present. The car parking extends beyond the current site boundary into the area that is allocated in the Draft Local Plan for further development.</i></p> <p>Comments and Recommendation: The revised positioning of the chiller units would appear to be better for residents than the original application. However, we do have significant concerns about any increase in traffic movement on the Cranbrook Road given the Air Quality issues at the crossroads. This is particularly relevant for HGVs. Therefore, this application should be considered in terms of the impact on the AQMA that is due to be declared. In terms of the parking provision, we note that this is temporary and request that either a condition is applied or the approval is worded in such a way as to make it easy to ensure this land does not continue to be used for parking without further planning consent.</p> <p>With these assurances in place, HPC would support this application.</p> | | | |
| 13 | 19/02025/HYBRID | Hybrid Application: Demolition of existing clubhouse, squash courts and ancillary structures, and redevelopment of existing golf course. Full planning permission sought for new relief road and associated earthworks and junctions with A268 and A229. Outline planning permission (all matters reserved for future determination) sought for residential development, a C2/C3 care home, class D1 facilities such as a doctors' surgery and/or community hall, public car park, public park and associated parking, servicing, utilities, footpath and cycle links, formal and informal open space including woodland planting and recreation facilities, ground and infrastructure works. | Hawkhurst Golf Club High Street Hawkhurst Cranbrook Kent TN18 4JS |
| <p>Background: <i>The main change appears to be the relocation of the junction with the Cranbrook Road further south, resulting in a reduction in the number of houses.</i></p> | | | |

Comments and Recommendation:

This revision does nothing to address the concerns of Hawkhurst Parish Council, which we have already submitted in detail. Our previous comments all still stand.

We are extremely concerned that the air quality assessment has not been updated. Given the recent findings relating to the Air Quality issues at the Hawkhurst crossroads, it is essential that a full air quality assessment is carried out.

Hawkhurst Parish Council has already raised concerns with TWBC that the ongoing air quality monitoring in Hawkhurst only includes three arms of the crossroads and does not include the High Street. Whilst we are clearly not experts in this field, we have yet to be convinced that the readings on The Colonnade, which has parking separating the carriageway from the diffusion tube, accurately reflects the position on the High Street, especially given that the traffic is moving away from the lights rather than queuing towards them as it is on the High Street. The absence of any collection data from the southern side of the Rye Road, where does queue, does nothing to alleviate our concerns.

HPC is concerned that this change in road layout will simply move the Air Quality issues from the Cranbrook Road to the High Street, Highgate Hill and Rye Road, all of which will see significantly more congestion if this development goes ahead - an increase over 100% for the High Street. This is not an acceptable solution to Hawkhurst's Air Quality issues. HPC already has significant concerns about the safety of pedestrians on the High Street as evidenced in the *Hawkhurst: Making Our Village Safe for Cyclists and Walkers* report. Should this development go ahead it will make the situation far worse.

The traffic through Hawkhurst crossroads can hardly be described as free-flowing at present, but this will be get considerably worse when lorries are trying to manoeuvre to turn between the A268 and the A229 Highgate Hill. The challenge this presented for HGVs was apparent when the Rye Road was shut for roadworks in 2019. There is nothing in the traffic and transport report that allows for these additional delays. Moreover, this will have a further impact on Air Quality as the movements cannot be completed without manoeuvring.

We do not believe that sufficient consideration has been given to the impact on the lanes in and around the village: Water Lane, Whites Lane, Queens Road, Slip Mill Road, North Hill Road and Delmondon Lane will all experience increased traffic as drivers try to avoid the congestion in the village centre.

We note the plan showing the path for U-turns at the top of Cranbrook Road. We are highly doubtful this would work in practice. The roads and pavements are too narrow.

We realise that traffic surveys are required to be undertaken in neutral months, hence, the choice of March. The baseline data reveals that more traffic flows along the A229 than the A268. However, this ignores the fact that the A268 is the main coast road to Rye and

Camber Sands and, consequently, traffic use is much higher throughout the summer months. The modelled 100% increase in traffic on the A268 is extremely concerning at any time, but is quite simply unimaginable during the summer months.

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

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| 14 | 20/01387/FULL | Replacement of existing garden shed with 2.5m high timber garden shed/summer house with flat angled roof and front facing bi-fold doors (retrospective) | 18 Sandrock Villa, Cranbrook Road, TN18 4BE |
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Background:
This is a big addition, clad in corrugated steel sheeting, and is very close to the boundary on three sides. In fact, the building forms the boundary with the lane. There is one objection from a neighbouring property - the roof slopes towards their property and the soakaway discharges directly into their garden. See photos.

Comments and Recommendation:
 Hawkhurst Parish Council **objects** to this application due to its size and the fact that its position on the boundary means that it dominates the neighbouring properties. Many of the neighbouring houses have sheds etc., backing onto the lane, but most of these are constructed of traditional materials and are more modest in size. The NDP (HD4) encourages the use of traditional materials and requires new additions to integrate well. This is not the case with this application.

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| 15 | 20/01786/FULL | Proposed first floor rear extension; new rear roof light; changes to fenestration; internal alterations. | 4 Ockley Cottages, Ockley Lane TN18 4DW |
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Background:
It's an end-of-terrace cottage and next door already has a two-storey extension. This appears to extend a little further than that of next door, but doesn't look as if it would have an impact. No objections from others.

Comments and Recommendation:
 This appears to be a modest extension. It will be visible from neighbouring properties, but seems unlikely to impact on them. The NDP (HD4) encourages the use of traditional materials, as well as requiring extensions to be sympathetic to the host house. We understand that the hardi plank weatherboarding is a composite material rather than natural timber which is preferred by the NDP. We also have some reservations about the colour of the weatherboarding and whether this is sympathetic to the host house. However, not being able to see the rear elevation of the property, we defer to the planning officer's view on whether the proposed extension meets the requirements of the NDP (HD4). If this is considered to be the case, HPC **supports** this application.

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| 16 | 20/01709/FULL | Proposed single-storey extension to rear. | Anstey, High Street, TN18 4PX |
| <p>Background: <i>The extension is to the rear of the property and will not be visible from the road. No objections from others.</i></p> | | | |
| <p>Comments and Recommendation: The proposed extension is relatively small compared to the house as it stands, but it has been previously extended. Therefore, we are unsure whether this complies with H11. Anstey is set well back from the road within large grounds. Therefore, the extension will not impact on neighbouring properties. This proposal complies with the NDP as materials have been chosen to match existing and the extension will not dominate the host house. Hawkhurst Parish Council supports this application assuming it complies with H11.</p> | | | |
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