

Planning Advisory Committee

10th December 2020

No	Application No	Proposal	Location
42	20/02890/LBC	Listed Building Consent: Alterations to outbuilding including changes/additions to fenestration, internal alterations	Birchfield Rye Road Hawkhurst Cranbrook Kent TN18 5DA

Background:

Birchfield, along with the neighbouring properties, is part of the former Fowler's Park estate. This outbuilding is on the edge of Birchfield's grounds, and adjoins the gardens of The Coach House and Medlar House. Neighbours have expressed a number of concerns about this proposal, which they consider has the potential to impact on them.

Comments and Recommendation:

HPC supports the principle of the alterations to this outbuilding. However, we do have a number of concerns about the current proposals. We share the views expressed by the Conservation Officer and neighbours that the proposed design for the door is incompatible with the modest nature of the outbuilding. The Parish Council also objects to the extent of glazing in the east elevation. We are also disappointed with the removal of the chimney and fireplace, given that HD4 requires the inclusion of a working chimney in new development.

In HPC's view the current proposals do not comply with the design guidance in HD4 and the plans should be adapted to be more sympathetic to the outbuilding's traditional design/history.

Residents have also raised concerns about the impact on drainage and water supply. HPC cannot comment on these issues but would like reassurance that these matters have been fully considered.

We would also wish to see a condition that tied the use of the annexe to the host house for friends and family as in the application and prevents the use of the outbuilding for business purposes.

HPC **supports** this application with the following provisos

- the entrance door should be simplified
- the eastern elevation should remain as is
- the outbuilding should be tied to the host house with the use restricted to non-business use
- concerns over water supply and drainage should be fully investigated.

43	20/03224/TPO	Trees: COPPER BEECH (T1) - Removal of two lower branches to North East of tree which overhang garage of Little Sandrock	Land Between Cranbrook Road And Vale Road Hawkhurst Cranbrook Kent
<p>Background: <i>The proposed works are to prevent damage to the garage.</i></p> <p>Comments and Recommendation: HPC supports this application assuming that it will not impact the tree negatively.</p>			
44	20/03215/FULL	Two storey side extension and extension to existing balcony	Bakery Cottage Winchester Road Hawkhurst Cranbrook TN18 4DE
<p>Background: <i>This is a relatively small cottage and the proposal will result in the addition of a third bedroom. The house is currently on three floors, with a lower ground floor. The extension would be to the lower ground floor and ground floor, leaving the first floor unchanged.</i></p> <p>Comments and Recommendation: This appears to be a relatively modest extension, with materials to match the existing and, therefore, complies with HD4 of the NDP. It does not appear to have a negative impact on nearby properties. The fact that there are no objections from neighbours lends weight to this view.</p> <p>HPC supports this application.</p>			
45	20/03366/OUT	Outline Planning Permission (All Matters Reserved) - Erection of 7 dwellings	Whiteswood Farm Whites Lane Hawkhurst Cranbrook Kent TN18 4HP
<p>Background: <i>This is an outline application, with all matters reserved. So in effect, the decision is simply whether 7 dwellings can be built on this land. There is no reason why the layout, house type etc would be the same when it came to the full application. The land is currently an orchard. Concerns raised by residents include the impact on traffic, particularly because this part of the village is already very congested, the impact on Whites Lane, outside the LBD, lack of infrastructure, air quality, impact on AONB.</i></p> <p>Comments and Recommendation: We appreciate that this is an outline application, but there is very little information provided on which this application can be judged.</p> <p>As a greenfield site, this would need to comply with HD1(a) 3. It is contiguous with the LBD and would provide 5 to 10 dwellings. However, the application as it stands does not demonstrate effective physical integration with the existing settlement patterns. This is agricultural land, which is</p>			

currently an orchard. Para 7.9 of the NDP is explicit that the need to develop agricultural land needs to be demonstrated as necessary and even so should only be on land graded as 4 or 5. This does not apply in this case. The NDP also seeks to avoid the sense of rapid change that could be created by multiple simultaneous developments, even where these are small (para 7.13). This site is in an area of the village that is already congested and has significant development currently being constructed (the Millwood development at off Heartenoak Road). Therefore, this application is contrary to HD1 of the NDP.

The proposal of four 2-bed houses would comply with HD2's requirement for a mix of housing sizes, with a focus on smaller homes. However, we are mindful that this is an outline application with all matters reserved. At this stage, there is also nothing to indicate that this will meet HD3 or HD4. We are particularly concerned that the proposed parking will not be sufficient for houses in this location. In our opinion the proposed development is far too intensive for this site.

We are worried about the impact on the AONB and this does not appear to have been assessed in the application, contrary to LP1 and LP2.

We object to the removal of so many trees. HPC's Tree Policy requires that 3 trees should be planted for every tree that is removed.

There is much within the Transport Statement that we disagree with. From a highways safety point of view, we are not reassured by the statement that the visibility splays meet the recommended distances for a 30mph zone, when it has not been ascertained whether the site is actually within the 30mph zone. The walking distances appear to rely on the use of Queens Road to access the facilities at the village centre, but this ignores the fact that there is no pavement along sections of Queens Road. Moreover, Queens Road is used by traffic cutting through to avoid the queues at the crossroads. As residents of Hawkhurst, we find it hard to reconcile experience with the statement that there is a very good bus service. The assertion that the estimated 35 trips a day is likely to be "easily absorbed" by the highway network does not appear to be backed up by any evidence. It seems that no consideration has been given to the congestion at the crossroads, nor the existing high levels of traffic in this part of the village.

This application and the reports that accompany it ignore the importance of Whites Lane, an historic routeway, which is of great value to the village for walking, cycling and riding. There is no pavement along Whites Lane and the Parish Council is keen to resist any increase in traffic on this rural lane. Indeed, HPC's Walking and Cycling Strategy recommends that Whites Lane should be designated as "access only" in light of its recreational value to the village.

We **object** to this application.

46	20/02811/FULL	Erection of a single storey cabin	2 Seacox Cottages High Street Hawkhurst Cranbrook TN18 4XP
<p>Background: <i>This application is for a wooden cabin forming a garden room, office and gym. It will be sited behind the existing garage and won't be visible from the road.</i></p> <p>Comments and Recommendation: HPC supports this application.</p>			
47	20/03120/FULL	Erection of a detached 4 berth garage	Land At Junction Of Conghurst Land And Hastings Road Conghurst Farm Hawkhurst Cranbrook Kent
<p>Background: <i>The garage is big, but the plans indicate that the roof space is non-habitable and will be used for storage.</i></p> <p>Comments and Recommendation: The proposed garage is big, but seems appropriate for a 5-bedroomed house where occupiers will clearly be reliant on their cars to access local facilities, employment and education. It will have no impact on trees and hedgerows. Whilst it will be visible from the road, so is the barn itself.</p> <p>HPC supports this application.</p>			
48	20/03287/FULL	Installment of a replacement oil tank (Retrospective)	St Ronans School Water Lane Hawkhurst Cranbrook Kent TN18 5DJ
<p>Background: <i>The existing oil tank failed.</i></p> <p>Comments and Recommendation: We note that the replacement oil tank has been relocated slightly, but understand that this was for safety reasons. Therefore, HPC supports this application.</p>			

49	20/03286/FULL	Retention of a temporary marquee for 18 months (Retrospective)	St Ronans School Water Lane Hawkhurst Cranbrook Kent TN18 5DJ
<p>Background: <i>This is a temporary marquee which was erected in response to COVID as the dining room is too small to allow appropriate social distancing.</i></p> <p>Comments and Recommendation: HPC supports this application.</p>			