

## Planning Advisory Committee

11<sup>th</sup> January 2021

No	Application No	Proposal	Location
50	20/02792/FULL	Conversion of incidental stable outbuilding into annexe accommodation; kitchen alterations to the main dwelling	Collingwood Old Barn Collingwood Farm Hastings Road Hawkhurst Cranbrook Kent TN18 4RR
<p><b>Background:</b>  <i>Externally, the changes appear to be minimal. No comments from neighbours.</i></p> <p><b>Comments and Recommendation:</b>                      The proposed conversion appears to be sympathetic to the host house and seems unlikely to impact on neighbouring properties.</p> <p>HPC <b>supports</b> this application but requests that a condition is imposed to tie the annexe to the host house.</p>			
51	20/03526/FULL	Demolition of existing building and erection of 3 bedroom dwelling with parking Planning Application	8 Colonnade Rye Road Hawkhurst Cranbrook TN18 4ES
<p><b>Background:</b>  <i>This is a similar, but more detailed application, to one which was submitted previously and subsequently withdrawn. At that time, HPC objected to the application due to the limited information provided, together with concerns about the lack of a garden, issues with access and only one parking space for a 3-bed house. No comments from neighbours.</i></p> <p><b>Comments and Recommendation:</b>                      It is evident that the applicant has worked with TWBC to refine this application, which is now supported the Conservation Officer. Nevertheless, HPC still has a number of concerns: one parking space is inadequate for a 3-bed house; the access road is currently used for parking and we have reservations as to its suitability not only for future residents, but also for construction traffic to undertake the demolition/building. We remain concerned about the lack of a garden/amenity space, particularly given that Highgate lacks accessible green space.</p> <p>However, we recognise that this application site is previously developed land and, therefore, is in line with HD1a of the NDP. The design and use of traditional materials is consistent with HD4.</p> <p>HPC is prepared to <b>support</b> this application on the proviso that TWBC planning officers can reassure us that the concerns outlined above can be satisfactorily addressed.</p>			

52	20/03527/LBC	Demolition of existing building and erection of 3 bedroom dwelling with parking Planning Application	8 Colonnade Rye Road Hawkhurst Cranbrook TN18 4ES
As above.			
53	20/03521/FULL	Variation of Condition 2 (Approved Plans) of Planning Permission 19/01273/FULL - To secure an amendment to window detailing and a small extension to facilitate internal movement within the building	St Bridget House Rye Road Hawkhurst Cranbrook Kent TN18 5DA
These are very minor alterations and highly unlikely to impact on neighbouring properties. Therefore, HPC <b>supports</b> this application.			
54	20/03472/FULL	Siting of 3 x 9x9 metres single storey temporary marquees, for 5 years during the months of September to December inclusive, and parking (Retrospective)	Rhokett Limited Unit 10 Hawkhurst Station Business Park Gills Green Hawkhurst Cranbrook Kent TN18 5BD
<p><b>Background:</b> <i>This is yet another retrospective application. The three marquees are required to store pallets during the run up to Christmas. They have been removed for this year. Several comments from neighbours regarding drainage conditions not been met from previous planning applications.</i></p> <p><b>Comments and Recommendation:</b> HPC <b>supports</b> this temporary application on the basis that previous planning conditions have been met as we understand that drainage may be an issue.</p>			
55	20/03663/TPO	Trees: COMMON OAK (T10) - Reduce entire crown by 4m in all dimensions, leaving a short squat tree; CRACK WILLOW (T21) - Reduce crown height by 2m and reduce East side to match into new top; COMMON OAK (T39) - Remove dead tree; COMMON OAK (T46) -	Herschel Place Highgate Hill Hawkhurst Cranbrook Kent

		Heavy reduction 'veteranisation' of lateral limb weight and height by up to 6 meters	
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**Background:**

*A number of residents have raised concerns about the extent of the works proposed.*

**Comments and Recommendation:**

HPC shares residents' concerns about the extent of the proposed works, particularly to T10. A short squat tree hardly seems synonymous with an oak tree.

HPC is prepared to **support** any works deemed necessary by the Tree Officer, but requests that the work should be kept to the minimum necessary and that T39 is replaced after removal.