

Planning Advisory Committee

5th November 2020

No	Application No	Proposal	Location
34	20/02723/FULL	Raising of garage roof ridge to create habitable loft space and side extension to garage	Gun Green Oast Water Lane Hawkhurst Cranbrook TN18 5BA
<p>Background: <i>Gun Green Oast is a non-designated heritage asset. Permitted development rights have been removed to ensure that any future development does not harm the character, appearance and agricultural heritage of the original building.</i></p> <p>Comments and Recommendation: We found that the application form and accompanying drawings were not particularly clear. The application form is inaccurate in that it states that the alterations would not be visible from the road when they clearly will be. It appears that the proposals will result in a significant increase in the size of the garage. Gun Green Oast has previously been extended and as it is outside the limits of built development, H11 applies. We do not know whether this proposal complies with H11. However, HPC considers that size and style of this alteration is not sympathetic to the host house as required by HD4 of the NDP and will detract from Gun Green Oast, harming its character, appearance and agricultural heritage.</p> <p>HPC objects to this application. If TWBC is minded to approve this application, we would request a condition is attached to ensure that building work is restricted to week days and does not extend into evenings and weekends.</p>			
35	20/02370/FULL	Demolition of existing double garage and erection of 3 bedroom detached house with basement	Land Adj. White Rose Cottage Conghurst Lane Hawkhurst Cranbrook Kent TN18 5DZ
<p>Background: <i>The proposal is to demolish the garage serving White Rose Cottage and build another house within the garden. This is to provide a home for family members and we understand and sympathise with the desire to do this. However, HPC needs to consider this as it would be any other proposal to divide a garden and build another house. Members have expressed concerns regarding the construction of the basement. However, our understanding is that this is a matter for building control rather than planning.</i></p> <p>Comments and Recommendation: HPC is not generally supportive of new houses being built within gardens. Furthermore, we have a number of specific concerns relating to this application.</p>			

The proposed house seems big for the site. Looking at the site as a whole, there will be two large houses within the one plot. The block plan provided is somewhat confusing as it does not show the current size of White Rose Cottage, which has been extended previously. It is hard to see how the two houses will sit comfortably next to each other, with each having sufficient amenity space. We recognise that the proposed occupants are family, but this will not always be the case. The proposal is not described as an annexe, and its size indicates this is not intended to be the case.

This site is outside the LBD and is not within walking distance of shops and amenities. Therefore, despite being for only one house, it does not comply with HD1 of the NDP.

We note that the provision of bedrooms and bathroom facilities on the ground floor would mean that the house could be adapted to the changing needs of future occupants (HD3). We note that the Design and Access Statement refers to a heat recovery system being researched, but we could not see that this had been included in the plans. In line with HD3, we would expect to see measures in place to encourage the efficient use of water and energy if this application were to be approved.

Looking at the site boundary on the block plan, the garden appears quite small in comparison to the size of the house and it is not clear that adequate consideration has been given to the requirement to store several bicycles, waste and recycling bins (HD3).

The Design and Access Statement makes reference to finishes that will harmonise with other nearby properties as required by HD4 of the NDP. There are some areas where the proposal does not align with HD4, such as the requirement for working chimneys. Moreover, it is unclear whether other aspects have been addressed such as the use of local construction materials. HD4 also has requirements relating to density, and it is our opinion that this proposal does not respect the rural nature of the parish and does not give the required impressions of spaciousness.

We have particular concerns about the parking and access arrangements. At present there is a large drive which clearly has room for several cars to be parked and manoeuvre. However, once the plot is divided into two, it is hard to see how this will effectively accommodate the number of cars associated with two large houses without the need to reverse out into Conghurst Lane.

We do not feel that this application addresses the requirements of LP1 as it has not been demonstrated how the development proposal does not cause adverse visual impact on the landscape setting of the parish. Furthermore, no mention has been made of the public footpath that runs along the back of this site.

HPC remains extremely concerned about the impact on the traffic through the crossroads. We appreciate that being only one house, it would be inappropriate to expect the applicant to have undertaken a transport assessment. However, HPC's view is that it is the cumulative impact on the crossroads that needs to be considered. Over the past three months, we have had applications for nine new dwellings within the village. KCC Highways has indicated that an additional 22 trips through the junction at peak times would amount to the residual cumulative impact on the road network being severe. However, this is not necessarily the threshold at which the impact would be considered to be severe. Therefore, we would request that TWBC satisfies itself that KCC Highways has properly considered the cumulative impact of each additional property.

HPC objects to this application as it is over-intensive development in a rural setting.			
36	20/02536/FULL	Change of use from agricultural land to create a wildlife pond in a field of semi-improved grassland Planning Application	The Walled Garden Hall House Moor Hill Hawkhurst Cranbrook Kent TN18 4QE
<p>Background: <i>The pond will be filled by rainfall and natural run off. It will have shallow margins to attract wildlife and a deep centre to prevent freezing. It will be allowed to vegetate naturally. A pond is with great crested newts is within the vicinity and it is hoped that they might find this pond and establish a breeding population.</i></p> <p>Comments and Recommendation: We have some concerns over where the water from this pond would go if it overflowed and that it appears to be retrospective. Hawkhurst already experiences significant issues with flooding / drainage and we would be concerned if this pond could exacerbate this. Have the appropriate assessments been undertaken to ensure that there is no risk of the pond overflowing?</p> <p>HPC supports this application TWBC can give us reassurances on the drainage/flooding.</p>			
37	20/02628/FULL	Proposed agricultural implement store.	Little Pix Hall High Street Hawkhurst Cranbrook Kent TN18 4XT
<p>Background: <i>Little Pix Hall is listed and last year an application to demolish the existing garage in order to construct a proposed garage, workshop and annex was refused on the grounds that demolishing the garage would cause harm to the significant of the listed building, and the proposed development would not be a modest addition and would appear out of character to the surrounding area and the setting of a listed building.</i></p> <p>Comments and Recommendation: This proposal is to construct a big store in a location that is close to both Little Pix Hall itself (listed) and the existing garage (curtilage listed). We are concerned about the impact that this will have on these designated heritage assets.</p> <p>HPC objects to this application.</p>			

38	20/02531/FULL	Amendment to approved application 19/03566/FULL to enlarge the footprint and erection of a conservatory.	Roseacre Cottage Horns Road Hawkhurst Cranbrook TN18 4QS
<p>Background: <i>We supported the previous application when the property was called Little Cowden.</i></p> <p>Comments and Recommendation:</p> <p>HPC supports this amendment to the previous application as it is not considered to have a detrimental impact on neighbours or the landscape setting of the property.</p>			
39	20/02796/LBC	Listed Building Consent: Renewal of use of a temporary polycarbonate cover to weatherproof the Vinery for a further period of five years	The Walled Nursery Water Lane Hawkhurst Cranbrook Kent TN18 5DH
<p>Background: <i>The roof to the Vinery (the café) only has temporary planning permission until April 2021.</i></p> <p>Comments and Recommendation:</p> <p>HPC supports this application to avoid any damage to the fabric of the building if the cover was removed.</p>			
40	20/02668/FULL	Construction of new private garage	10 Herschel Place Hawkhurst Cranbrook Kent TN18 4FA
<p>Background: <i>The proposed garage would take the place of one of the parking spaces on the drive.</i></p> <p>Comments and Recommendation:</p> <p>We are concerned by the proximity to the boundary with the neighbouring property. Therefore, HPC objects to this application.</p>			