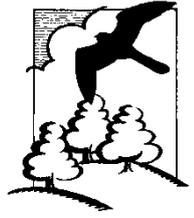


# HAWKHURST PARISH COUNCIL



## EGM MINUTES – 1<sup>st</sup> March 2021

**Present:** Cllr Escombe (Chairman) Cllr Taylor –Smith (Vice Chairman) Cllr Green, Cllr Whittle, Cllr Cory, Cllr Hunt, Cllr Pyne, Cllr Lusty, Cllr Weeden and Cllr Jones

### **1. ADJOURNMENT FOR PUBLIC QUESTIONS AND COMMENTS:**

A local resident spoke about planning application 66, it is a small dwelling being converted to a retirement residence and is seen as an improvement to the barn. It will retain the same footprint and will be sympathetic to the rural setting. Externally the changes will be some cladding, and new windows and doors.

### **2. APOLOGIES AND REASON FOR ABSENCE: Cllrs Blake, Appelbe and Fitzpatrick**

### **3. DECLARATION OF INTERESTS:** *To receive notice of personal interests, whether of a prejudicial nature or otherwise, in respect of items on this agenda, in accordance with the Council's Code of Conduct.*

Cllr Weeden – planning applications 66, 67 and Dandara  
Cllr Whittle - Dandara

### **4. PLANNING**

- 4.1 Planning applications to be considered Cllr Escombe introduced several items
- Rocket: Note that the marques are still in place and not removed as reported at the previous meeting.
- White House; Comments that the changes are not in line with NDP – when original application submitted we had not updated the NDP.
- Cllr Taylor-Smith felt that as it is outside the Conservation Area the issues are less important and the TWBC Conservation Officer is not against. It falls in line with the Herschel Place design.
- Cllr Weeden noted that extra works was required for the drainage – which is horrendous in that area and the removal of the trees on the far side of Highgate Hill will only make the run off worse.

**Cllr Escombe proposed and Cllr Pyne seconded the attached submission to TWBC – 9 support, 9 against and 1 abstained (Cllr Taylor-Smith)**

Dandara – Cllrs were generally supportive

**Cllr Escombe proposed and Cllr Pyne seconded the submission – agreed majority Support 8, Against 0 Abstain 2 (Cllrs Weeden and Whittle)**

No	Application No	Proposal	Location
66	21/00328/Full	Change of use and conversion of former farm building to a single dwelling	The Stable Block Adjacent to Hensil Farmhouse, Hensil Lane, Hawkhurst TN18 4QH

**Background:**

*It will be exactly the same footprint as the existing building, but there will be more hardstanding. We have supported other conversions of farm buildings to dwellings recently. However, those have provided far more detail about the impact on nearby listed buildings and the landscape/ecological enhancements. No comments from neighbours.*

**Comments and Recommendation:**

This site is outside the LBD and is not within walking distance of facilities and services, so in this respect it does not comply with HD1 of the NDP. However, it is PDL and is re-using/improving an existing building. The use of natural materials, eg larch cladding, is in line with the requirements of HD4. Moreover, the provision of a two-bedroom bungalow, which is wheelchair accessible is to be welcomed (HD2, HD3).

Whilst we agree that the proposed design of the dwelling is simple and appropriate to the setting, we are concerned by the lack of detail relating to the landscaping and ecological enhancements. The application indicates that the existing paddock will be used to make a garden. If this were too domestic, it would impact negatively on the AONB. We note that the existing timber structure will be used as a carport. However, it is not clear that provision has been made for storage of bicycle, bins etc (HD2).

HD2 and HD4 both require the efficient use of water, electricity and energy, including measures to conserve water. This does not appear to have been addressed within this application.

We are uncomfortable with the introduction of additional hardstanding without proper provision for the increased water run-off and feel that this is something that requires further consideration. We would like to see a condition the hardstanding should be permeable.

The ecological report suggests a range of biodiversity enhancements. At this stage, it does not appear that these have been included in the plans. If this is not addressed at this stage, we would like to see conditions relating to the provision of bat and bird boxes, reptile/amphibian hibernacula and the use of native planting in all landscaping.

We note that the applicants are willing to sign a legal document to ensure that this dwelling

remains within the Hensill Estate and will not be subdivided in future. We feel that this should be a requirement.

HPC is willing to **support** this application on the proviso the above considerations are taken into account.

**Vote:**

**Support 9 Object 0 Abstain 1 (Cllr Weeden)**

**Decision: Support**

67	21/00357/Full	Proposed outbuilding to provide living accommodation (Home gym and Office)	The Coach House, 7, Tudor Hall, Rye Rd, Hawkhurst TN18 5DB
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**Background:**

*The Coach House is a bungalow. No comments from neighbours.*

**Comments and Recommendation:**

The proposed outbuilding is very big in relation to the existing dwelling. Therefore, we question whether it would comply with H11.

There is an expectation in the NDP that traditional materials should be used, preferably obtained from local sustainable sources eg timber cladding. The proposal to use fibre cement cladding therefore does not comply with the HD4 of the NDP.

HPC **objects** to this application. If TWBC were minded to approve it, we request that a condition is imposed to tie the outbuilding to the host house.

**Vote:**

**Support 0 Object 8 Abstain 2 (Cllr Weeden and Hunt)**

**Decision: Object**

68	21/00156/Full	Erection of general purpose building for hay, timber, agricultural and forestry machinery	Cattle Barn, Land At Potters Farm, Potters Lane, Hawkhurst
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**Background:**

*No comments from neighbours.*

**Comments and Recommendation:**

HPC is keen to support local businesses and this proposal seems entirely appropriate for its intended use. However, we have some reservations about the impact on drainage from the building and yard area. This does not seem to have been addressed and we would like

assurances that the rate of run-off will not increase.

Assuming it can be demonstrated that there will be no negative impact in terms of drainage, HPC **supports** this application.

**Vote:**

**Support 10 Object 0 Abstain 0**

**Decision: Support**

69	21/00376/FULL	Erection of automatic vehicle entrance gates	Land North of Santer House, Red Oak, Hawkhurst
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**Background:**

*We objected to the gates in the original application, as did others eg WKPS, and residents. The gate was removed from the application that was approved. No comments from neighbours.*

**Comments and Recommendation:**

HPC **strongly objects** to this highly inappropriate application. The proposal does not comply with HD4 on numerous counts. There is a requirement that "new buildings should become part of a unified and interrelated composition, both with other buildings on site and with existing buildings adjacent to the site." Clearly, this application does not meet this requirement. A gated development is completely out of keeping in this location.

**Vote:**

**Support 0 Object 10 Abstain 0**

**Decision: Object**

70	21/00397/TPO	Trees: PINE (T1) - Prune branches away from building to provide 1.5-2m clearance	Murton-Neale Close, Hawkhurst
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**Background:**

*Photos show that the tree is already touching the house. No comments from neighbours.*

**Comments and Recommendation:**

HPC **supports** this application.

**Vote:**

**Support 10 Object 0 Abstain 0**

**Decision: Support**

## 5. Community Centre project planning application update

- **Review of Transport Statement**

Cllr Escombe update from discussions with Planning Consultant concerned that the inaccuracies in the Transport Statement as it stands would undermine other planning applications in Hawkhurst and suggested a discussion between the Transport Consultant and Planning Consultant to clarify issues. There was general agreement with this.

Cllr Escombe proposed and Cllr Pyne seconded that we ask the Planning Consultant to discuss with the Transport Consultant and seek the required corrections and report back – agreed unanimously

- **Road Safety Audit**

A Road Safety Audit has four stages – stage 1 for planning, stage 2 for technical design, stage 3 on completion of works and stage 4 one year after opening. The scope includes;

- Highway Guidance,
- Design of junction
- Traffic Statement
- Crash map

Traditionally the Road Safety Audit is done by the Traffic Consultant (RGP) We have obtained a quote from RGP which is £1,450 plus VAT and reporting back to the next CCWG.

Cllr Escombe proposed and Cllr Whittle proposed to appoint RGP to undertake the Road Safety Audit for £1,450 plus VAT.

- **Air Quality Impact Assessment**

Having discussed this in detail with the TWBC Environmental Health Officer who oversees the AQIA he stated that “As long as the increase in AADT is considered in the proposed AQMA and is less than 100 LDV or 25 HDV, we should screen it out for air quality. Below is the exact wording;

All developments in the above areas will need to consider the likely change in traffic flows which they will bring about on Cranbrook Road in Hawkhurst. Any development which is expected to increase AADT by more than 100 LDVs or 25 HDVs must supply a full air quality assessment. EP will recommend refusal for any such application until the air quality assessment is supplied. Any development which would increase AADT by less than 100 LDVs or 25 HDVs can be screened out but will still need to include air quality mitigation measures such as EV charging, Low NOx boilers and cycle storage provision. The guidance identifies only two types of vehicle. LDVs are cars and small vans of less than 3.5 tonnes gross weight, and HDVs are all vehicles (lorries, buses etc) over 3.5 tonnes gross weight.”

The Traffic Statement assessment focuses on the A229 Highgate Hill and Highgate Junction rather than Cranbrook Rd.

It states that an increase of 1 additional vehicle movement on 20/ 30 minute during any peak time. This is because it amalgamates two existing community facilities and therefore a negligible increase is expected.

In addition, the Environmental Health Officer explained that declaration of the Air Quality Management Area is under review with Defra – COVID 19 has led to a significant decrease in pollution and TWBC are waiting for Defra to confirm that they should declare on the previous year's data, this is common issue across the country.

The Environmental Health Officer felt he would need to see the application and transport statement to clarify if an AQIA is required for this a planning application.

Cllr Whittle proposed and Cllr Jones seconded that we proceed and undertake an air quality impact assessment if required – agreed unanimously

- **Structural Engineer – Flood and Drainage as required for planning permission**

The flood and drainage assessment for the planning permission is included in the brief for the structural engineer. At the CCWG meeting on 18<sup>th</sup> January 2021 the appointment of consultants was put on hold due to the Doctors Surgery issue.

The Project Managers summary report is attached. The recommendation is to appoint Campbell Reith as Structural Engineers, for the drainage element of the planning application and as Structural Engineers.

This would be on the basis that the remainder of the fee is subject to a successful planning application.

However, the other consultant could do the drainage work for significantly less therefore, we need to request if they could do this piece of work as an individual item also need professional indemnity details plus timescale.

**Cllr Whittle proposed and Cllr Weeden seconded to seek the clerk to clarify if the drainage work could be taken place separately, confirm costs, professional indemnity and how long the work would take and report back to Council on 15<sup>th</sup> March 2021– agreed unanimously**

- **Budget implications**

It is suggested that, subject to the decisions above, that an amended cash flow report indicating the cost for submitting the planning application plus an update on the use of general reserves is brought to the next CCWG meeting.

**Cllr Whittle proposed and Cllr Green seconded that the RFO bring back an updated cash flow report to the CCWG meeting 29<sup>th</sup> March 2021 – agreed unanimously**

**CLOSURE:8 :20pm**

**Signed Chairman .....**

**Date.....**