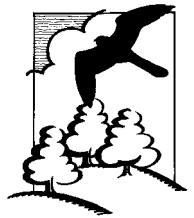


HAWKHURST PARISH COUNCIL



PLANNING COMMITTEE

KGV Sports Pavilion and Zoom meeting

THURSDAY 27th May 2021, 7:45PM

Minutes

Present: Cllr Escombe (Chairman), Cllr Pyne (Vice Chairman) Cllr Faulkner and Cllr Cory plus Cllr Paish (non-voting)
David Warman – special witness - part

1. Welcome

2. APOLOGIES AND REASON FOR ABSENCE: Cllr Hunt – away

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 None.*

4. MINUTES OF LAST MEETING – None

5. Matters arising from last meeting – None

6. Consideration of Hawkhurst Golf Club Planning Appeal

Mr Warman led the discussion and explained the complexities of a planning appeal and answered questions, main points were;

Council can work with partners and resident's groups

Concern the Highways issues will be turned into "a positive" for the developer as

KCC have not objected if "we" do not argue the case about the negative impact of the traffic on the village and area

This is the biggest issue in the village – should be a priority

Need to consider prioritising funding – Village Fund, NDP etc

Can the Council afford not to do anything?

Timing an issue

The committee considered a number of Options

- Do nothing (not acceptable)
- Make a written representation and to make an oral presentation at the enquiry
- Apply for Rule 6 status
- I. Engage Barrister, Landscape Consultant – to address AONB issues, Highways Consultant – to address highways impacts, Planning Consultant – to address wider planning issues (£100,000 plus)
- II. Engage a barrister and a highways consultant. (estimated cost £30,000 plus VAT)

- III. Engage a highways consultant and using our local planning solicitor as advocate (Estimated cost £15,000 plus VAT)

Cllr Faulkner proposed and Cllr Cory seconded to recommend to Council to:

- Apply for Rule 6 status
- Engage a barrister and a highways consultant. (estimated cost £30,000 plus VAT)

Agreed unanimously

Due to the urgency – A “Statement of Case” needs to be submitted to the Planning Inspector by the 18th June 2021 an EGM has been called for the 3rd June 2021.

In addition, if approved at the EGM, the Parish should;

- seek support from neighbouring Local Authorities as the traffic impacts upon the whole area.
- Seek support from CPRE, ACRE etc
- Seek support from Local resident’s groups
- Promote to all residents to “respond to the planning inspector by the 18th June 2021” to emphasis the local communities’ concerns

7. Planning applications to be considered -

<https://twbcpa.midkent.gov.uk/online-applications/>

Note the public can speak prior to the planning application they are interested in.

No	Application No	Proposal	Location
7	21/00890/LBC	Listed Building Consent: To construct a new boundary wall, with 3 brick supporting piers Planning Application	Old Chestnuts Talbot Road Hawkhurst Cranbrook Kent TN18 4NH
The proposed materials for the wall seem appropriate for a listed building in the conservation area. It won't be visible from the street and the only neighbours affected are those that are parties to the boundary changes. Therefore, HPC supports this application			
Vote Support 4 Object 0 Abstain 0			
8	21/01074/FULL	Variation of Condition 2 (Approved Plans) of Ref 17/03365/FULL - The amended scheme proposes an increase in the extension, which would link the two buildings to ensure their use as a singular unit; Provision of temporary mobile accommodation Planning Application	Stables And Barn Potters Lane Hawkhurst Cranbrook Kent
The location of the temporary accommodation means that it is unlikely to impact on neighbouring properties. It is visible from the road and does impact on the AONB so we request that a condition is applied to the limit the duration of the permission until the project is completed. Given that the mobile accommodation is already in-situ, this element of the application should have been retrospective. Nevertheless, HPC supports this element of the application. However, we do have significant reservations regarding the variation of condition. During the consideration of the original pan, the plans were amended so that the garage building incorporated a workshop/office rather than an annexe. Yet the Design & Access statement for this current application incorrectly includes the superseded plan instead of the approved plan.			

At the time of the of the original application, HPC objected to the proposed materials and we still have some reservations although we recognise that the use of timber boarding reflects the rural/agricultural character of the existing buildings. However, the extent of glazing proposed in this revised application is excessive and detracts from this character.

When the original permission was granted, it was required to demonstrate that the building would be capable of conversion without extensive alteration, rebuilding or extension in order to comply with H13. This can no longer be said to be the case with this application. The additional extension would be significant and would completely change the character of the existing buildings. Moreover, there would be significant changes to the roofline.

HPC recently considered a similar application for amendments to an approved barn conversion (20/03610/FULL). This was refused due to the fact that the revised scheme failed to comply with H13 as follows:

"However, the sheer amount of fenestration proposed to be included in the elevations at both ground and first floor levels along with numerous roof lights would be considered to be excessive. The proposed design would appear more of that of a new contemporary dwelling rather than of a barn conversion. The proposed openings would be considered to detract and result in the loss of the barns more rural and agricultural appearance. It is therefore considered that the proposal would fail to preserve the buildings character and would fail to comply criterion 2 of Policy H13 of the Local Plan."

We believe that the same applies in this case. Therefore, HPC **objects** to this application.

Vote Support 0 Object 4 Abstain 0

9	21/00889/FULL	To construct a new boundary, wall, with 3 brick supporting piers Planning Application	Old Chestnuts Talbot Road Hawkhurst Cranbrook Kent TN18 4NH
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The proposed materials for the wall seem appropriate for a listed building in the conservation area. It won't be visible from the street and the only neighbours affected are those that are parties to the boundary changes. Therefore, HPC **supports** this application

Vote Support 4 Object 0 Abstain 0

10	21/01304/TPO	Trees: T1 (POPLAR) - Reduce stems down to approx. 6ft above the fence line; T2 (POPLAR) - Reduce stems down to approx. 6ft above the fence line; T3 (SYCAMORE)- Reduce sycamore on the house side to match lower canopy by 1-2m; T4 (SYCAMORE) - Crown lift Sycamore growing through the fence over the road by 5m to achieve clearance from the road; T5 (UNKNOWN) - Fell Planning Application	Ivy House Oakfield Hawkhurst Cranbrook TN18 4JR
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There are some contradictions in this application, with the application form stating that the trees are not diseased or causing damage to the property. Yet it also states that T5 is dead.

Given that T5 is dead, we have no objection to this being felled.

However, from the documents provided, we cannot see any reason for the other proposed tree works. These trees line the Cranbrook Road and form an important part of the street scene. Indeed, the majority of this side of the A229 is lined with mature trees of a good height along the length of the road up as far as Gills Green. Reducing the height of these trees as proposed would have a detrimental impact on one of the main roads in Hawkhurst.

<p>Furthermore, having observed vehicles on the A229, we cannot see why the crown lift is required for T4.</p> <p>We object strongly to this proposal.</p> <p>Vote Support 0 Object 4 Abstain 0</p>			
11	21/00993/FULL	Erection of wrought iron metal fence around perimeter; expansion of driveway; changes to paintwork on side of existing dwelling; garage improvements including replacement of garage door. Planning Application	4 Iddenden Cottages High Street Hawkhurst Cranbrook Kent TN18 4PT
<p>In general, HPC does not have any objections to these proposals. The choice of fencing and the colour of the paint would not be out of keeping in the Conservation Area. We are always concerned by the loss of any green space but appreciate the benefits that the wider drive will bring and do not feel that it will have a significant impact on the street scene.</p> <p>However, we do have concerns regarding the proposal that the garage door would be grey. This would be out of keeping with other properties in the area, most of which have white garage doors. A white or black garage door would be more appropriate for this location in the Conservation Area.</p> <p>Vote Support 4 Object 0 Abstain 0</p>			
12	21/00994/LBC	Listed Building Consent: Erection of wrought iron metal fence around perimeter; expansion of driveway; changes to paintwork on side of existing dwelling; garage improvements including replacement of garage door. Planning Application	4 Iddenden Cottages High Street Hawkhurst Cranbrook Kent TN18 4PT
<p>Whilst recognising that the garage is a modern addition, we remain unconvinced that a modern roller door will enhance the conservation area. In addition, we do not feel qualified to comment on the impact of painting the concrete at the base of the gable end of the cottage. Therefore, we object to this application unless the Conservation Officer is content that these changes are not harmful.</p> <p>Vote Support 0 Object 4 Abstain 0</p>			
13	21/00999/FULL	Erection of wooden shed for storage (part retrospective) Planning Application	5 Wellington Cottages Hawkhurst Cranbrook Kent TN18 5EL
<p>Although this is a large shed, it is sited some distance from the boundaries with neighbouring properties. Therefore, it seems unlikely to have a negative impact on neighbours and there are no objections to it on the planning portal. Furthermore, the materials chosen are appropriate for a garden. HPC supports this application.</p> <p>Vote Support 4 Object 0 Abstain 0</p>			
14	21/01483/FULL	Two storey extension to Leonards and subdivision of the plot to create a new three bed detached dwelling Planning Application	Leonards Highgate Hill Hawkhurst Cranbrook Kent TN18 4LE

We are mindful that the previous application on this site received planning permission. At that time, HPC objected as did many local residents. Since that time, Hawkhurst's NDP has been made, and we have considered the application in this context.

HD4 of the NDP requires that extensions should be sympathetic to the host house and use similar materials and fenestration. In this instance, the proposal includes white weatherboarding and, whilst Leonards does not have weatherboarding, it is a feature on surrounding properties. Having reviewed the proposed elevations, we are content that this complies with HD4.

In terms of the new dwelling, as a rule, the Parish Council does not support the development of additional dwellings within gardens. However, we understand that planning permission had previously been granted for this land. This application complies with HD1 of the NDP in that it is a small-scale infill site within the limits of built development and within walking distance of shops and amenities.

The proposed new dwelling is modest in scale and sits relatively centrally in the plot. We note that the planning statement indicates that the windows have been positioned so as to avoid overlooking. However, we have some reservations about the extent to which the properties in Highgate Mews will be overlooked.

We could not see evidence that the proposals meet the requirements of HD3 either in terms of accessibility or the efficient use of resources, such as water and energy. This also applies to the requirement for resource efficiency in HD4. Other than this, the proposal accords with HD4.

We have reservations about the amount of parking provided for the two properties, especially considering that tandem parking is proposed for the new dwelling. We are somewhat confused by the reference to two parking spaces in the proposed garage, as there does not appear to be a garage on the plans. It appears that the "spacious driveway" will serve both Leonards and the new dwelling. Therefore, it is unclear how this could provide capacity for three additional parking spaces. Parking within this area of the village is already an issue for existing residents. Therefore, we request that the planning officer considers this aspect of the application particularly carefully.

We note that this development falls within the ownership of the wider Highgate Mews site and the original application was a phase of this overall development. The original application had a condition (6) that the footway along Highgate Hill be widened before the occupation of any dwelling. The removal of this condition was requested in 2012, much to the concern of residents and HPC. This was refused by TWBC and the condition remained in place. Yet, this condition has never been complied with. The path on this side of Highgate Hill remains narrow and dangerous.

HPC would be willing to **support** this application but requests that condition 6 of the original application should be complied with if TWBC is minded to grant permission for this proposal.

Vote Support 4 Object 0 Abstain 0

15	21/01135/NMAMD	Non Material Amendment in Relation to 14/505904/FULL - Extension of the basement of on the north eastern corner of the dwelling by 7% of the overall dwelling	Former Pf Skeet Yard Talbot Road Hawkhurst Kent
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See attached appendix

Vote Support 0 Object 4 Abstain 0

8. Matters for discussion

- a) Committee Terms of Reference – **noted**
- b) Comments on TWBC Pre-Submission Local Plan – **deferred to EGM**

- c) Council comments for the Turnden call-in - emphasise the impact on traffic and air quality in Hawkhurst

Cllr Pyne proposed and Cllr Cory seconded to submit the comments in the report
Agreed unanimously

9. QUESTIONS AND COMMENTS FROM COUNCILLORS - none

CLOSURE: 9:45pm

Signed.....

Dated.....