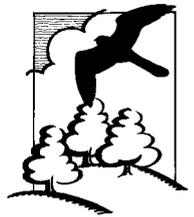


HAWKHURST PARISH COUNCIL



PLANNING COMMITTEE

KGV Sports Pavilion and Zoom meeting

THURSDAY 17th JUNE 2021, 7:45PM

Minutes

Present: Cllr Escombe (Chairman), Cllr Pyne (Vice Chairman) Cllr Faulkner, Cllr Hunt and Cllr Cory. Also present Cllr Paish

1. Welcome

2. APOLOGIES AND REASON FOR ABSENCE: - None

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 Hunt planning application number 20

4. MINUTES OF LAST MEETING

Cllr Hunt proposed and Cllr Cory seconded minutes of last meeting – agreed unanimously

5. Matters arising from last meeting

5.1 Update on Hawkhurst Golf Club appeal

Cllr Escombe has written to neighbouring authorities – so far support from several that are also submitting comments: Salehurst & Robertsbridge Parish Council, Benenden, Burwash Save our Fields and Greg Clerk, waiting for feedback from others

- i. We have been granted Rule 6 Status
- ii. We have been given until 22 June to submit our Statement of Case
- iii. Fundraising is live and has raised about £1200 already. Pledges from CPHV stand at £15,000 and David W will ask for them to start to be paid to Parish Council over next couple of days.
- iv. Fee quotes are £15K + VAT for Highways Consultant, £22.5K plus VAT for barrister
- v. There is a procedural case management conference on 24 June which the planning solicitor will attend [no need for anyone else to do so]
- vi. The Statement of Case will be circulated for comments with a view to submission on Tuesday
- vii. After Tuesday the next deadline is 9 August for the production of a Proof of Evidence.

- viii. The period between Tuesday and 9 August will be spent preparing this document and getting into the detail of the technical case. We may need to undertake further surveys of current queue lengths.
- ix. The Barrister and Transport Consultant need to come and do a site visit and, depending upon their timings / COVID 19 etc we will see if we arrange an actual meeting

Appointments

1. Barrister

Recommended barrister is Philip Robson from Kings Chambers in Manchester.

[Philip Robson | Kings Chambers](#)

He is 10 years call and has acted on numerous housing appeals up and down the country. He comes with an exceptional reputation and has plenty of relevant experience.

I have contacted some of the other chambers but there is no-one of comparable experience available from all my enquiries. There are more junior barristers available at other sets but in Philip is the right level to make the investment worthwhile.

Fees - £22,500 plus VAT

2. Highways Consultant.

Contacted three consultants who have worked with Planning Solicitor in the past.

- a. TTHC – Mike Hibbert - [Welcome to TTHC | The Traffic, Transport & Highway Consultancy](#)

The Planning Solicitor has known Mike for a long time and worked with him on a number of projects. He has assisted the group a couple of years ago so knows some of the background and his assistant Charlie was brought up in Cranbrook.

His fee quote is as follows:

- Initial review and input into Statement of Case – due by 18 June (£3000)
- Preparation of Proof of Evidence – due by 9 August (£6000)
- Review of Appellant evidence (£2000)
- Attendance at remote inquiry (Assumed 2-day attendance £2000)
- Liaison with team (£2000)

Total fee quote: £15,000 plus VAT

Total costs - £37,500 plus VAT

5.2 Funding 7.2

Discussions about how to do this with the community, looking at Go Fund for crowdfunder, but we need to clarify if we get an excess of funding – unlikely, but what do we do with the excess.

Cllr Escombe proposed and Cllr Pyne seconded that if donations received through gofundme exceed the Parish Council's agreed allocation, the excess will be ring-fenced and used by the Hawkhurst Parish Council to protect Hawkhurst from further inappropriate development."

6. 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
16	21/01554/FULL	Variation of Condition 13 (Opening Hours) of Appeal ref. APP/M2270/A/10/2138774 (approved after refusal of appn ref. 10/02328/FULMJ) - Allow the store to trade between the hours of 0700 to 2200 hours Monday to Saturday and between 0800 and 2000 hours on the Good Friday bank holiday and between 0800 and 1800 hours on any other bank holiday	Tesco Rye Road Hawkhurst Cranbrook Kent TN18 4HG
Hawkhurst Parish Council supports this application as there is no reason to object. Vote Support 5 Object 0 Abstain 0 Decision - Support			
17	21/01699/FULL	Removal of Condition 2 (Occupancy) of planning permission 98/00244/FUL	The Bungalow High Banks Nursery Gills Green Hawkhurst Cranbrook Kent TN18 5EW
Hawkhurst Parish Council supports this application as there is no longer a horticultural need Vote Support 5 Object 0 Abstain 0 Decision - Support			
18	21/01500/LBC	Listed Building Consent: Extension and refurbishment of the Art/DT and Staff Room areas in former 'potting shed' buildings, works including new roof, windows, external doors and applying new cladding to the external walls	Marlborough House School High Street Hawkhurst Cranbrook Kent TN18 4PY
Hawkhurst Parish Council supports this application. The extension is modest, and the proposed materials are appropriate for the school's location in the AONB. The proposals will improve the appearance of the buildings and functionality e.g. improved light in the Art/DT block. Vote Support 5 Object 0 Abstain 0 Decision - Supports			
19	21/01519/FULL	Conversion of stable to 'micro dwelling' with associated alterations. and erection of outside storage structure	1 Laundry Cottages Water Lane Hawkhurst Cranbrook Kent TN18 5DL
A resident spoke against the application highlighting only minor difference than the application that was turned down and issues still very much the same			

- a) Practical impact – limited space, bin space etc
- b) Environmental – cess pit into run off down into water lane, prominent in landscape
- c) Parking – already challenging and this will make it worse and issues with access for emergency vehicles

Hawkhurst Parish Council objected to the previous application on this site on the grounds it did not comply with the NDP and over concerns that it was too small to provide sufficient amenity space for future residents. Having considered this new application, HPC maintains its **objection** as nothing has changed that would address our concerns.

This application does not comply with HD1 of the NDP. It is outside the limits of built development and is not within walking distance of shops and amenities. Consequently, future residents would be reliant on private cars. We recognise that this is the conversion of an existing building and note that the conservation officer would support a change of use that would keep this no-designated heritage asset in viable economic use. However, we do not feel that this in itself is sufficient to address our concerns about this development.

We are not entirely clear on the intention with regards to the field adjacent to this application, which according to the application is currently used, in part, as a small-holding and was previously used as grazing. This is shown within the title of the land, but not within the curtilage of the proposed development. Our initial assumption that this would remain in its present ownership. However, we note that the storage shed for this dwelling will be located outside of the residential curtilage of the property. We would appreciate clarification on this point.

HD3 requires that new housing should meet internal space standards and layouts that will encourage working from home, as well as setting expectations for the storage of bicycles, effective storage of waste and recycling bins etc. This does not appear to be the case from this application. We are doubtful that this proposal meets DCLG space standards. Furthermore, there are no details to demonstrate that this design will ensure the efficient use of water and energy. Therefore, this application does not comply with HD3 of the NDP.

We are also particularly concerned that the proposal is to drain the discharge water from the septic tank to the ditches bordering Water Lane. Water Lane is already prone to flooding and, HPC, cannot support any proposals that would exacerbate this.

Vote

Support 0 Object 5 Abstain 0

Decision - Objects

20	21/01614/FULL	Proposed extensions, garage conversion and alterations including changes to external materials	Halcyon Theobalds Hawkhurst Cranbrook TN18 4AJ
----	---------------	--	---

These proposals would change the appearance of the property quite significantly, extending the building close to the property's boundary with the High Street. We note that the extension would be a single-storey garage at the closest point to the boundary and the overall plot can accommodate this extension. It does not seem likely that the proposal will impact negatively on neighbours.

HD4 of the NDP states that house extensions should be sympathetic with the style of the host house and use similar materials and fenestration. The proposed design will

continue to be brick and weatherboard, and we note that all of the weatherboard will be replaced to the design will be cohesive. We have some reservations about the use of non-traditional materials - the NDP encourages the use of materials from local sustainable sources, such as timber cladding, and promotes the use of natural materials, egg slate rather than fibre cement slates.

In terms of visual amenity, we recognise that many of the houses in Theobalds have been altered over time. Therefore, the changes to the front of this property would not necessarily detract from the street scene. However, we do have concerns about the choice of colour for the cladding, as there is an expectation within the NDP that the development (both new-build and alteration to existing properties) should reflect the local character. We have doubts that a colour described as evoking "Highlands country life" is appropriate for a village within the High Weald AONB.

Despite our reservations over materials, HPC would be prepared to **support** this application. However, we would appreciate it if our concerns could be addressed.

Vote

Support 4 Object 0 Abstain 1 Cllr Hunt

Decision - Supports

21	21/01536/LBC	Listed Building Consent: Installation of rear door; Erection of garden room with glazed walkway from main dwelling; Lower section of stairs to second floor; Lower lobby floor; Provision of new steps from lobby to hallway; Creation of breakfast bar opening; Installation of front casement window.	Attwaters Cottage Attwaters Lane Hawkhurst Cranbrook Kent TN18 5AS
----	--------------	---	--

The proposed garden room is of a traditional design, which would be in keeping in the garden of this listed cottage. Therefore, HPC is confident in supporting this element of the application.

However, we feel there is very little detailed information provided for the other changes, especially given that this is a listed building. We are particularly concerned about the proposed addition of a window in the front elevation, as this does not appear in keeping with the cottage. We are also concerned about the impact on the historic fabric of the building of the other proposed changes. However, we note that the applicant has had pre-application advice from the conservation officer which they indicate was positive.

Therefore, notwithstanding the above reservations, HPC is prepared to **support** this application as long as the conservation officer is content with these proposals.

Vote

Support 5 Object 0 Abstain 0

Decision - Supports

22	21/01535/FULL	Installation of rear door; Erection of garden room with glazed walkway from main dwelling; Lower section of stairs to second floor; Lower lobby floor; Provision of new steps from lobby to hallway; Creation of breakfast bar opening; Installation of front casement window.	Attwaters Cottage Attwaters Lane Hawkhurst Cranbrook Kent
----	---------------	--	--

Whilst we feel that the design of the traditional design of the garden room is attractive and well-suited to this location. We have some concerns over the height of the building, particularly as it will be sited right up against the boundary with the adjoining cottage. However, we note that the neighbour has not objected to this application and, therefore, conclude that it will not have a negative impact on them.

In light of this, we **support** this application.

Vote

Support 5 Object 0 Abstain 0			
Decision - Support			
23	21/01430/FULL	Proposed extensions and alterations to detached dwelling and detached garage	St Cuthberts Lodge Stream Lane Hawkhurst Cranbrook TN18 4RB
<p>Hawkhurst Parish Council objects to this application. St Cuthberts Lodge is outside of the LBD. Therefore, in order to comply with H11 extensions should be modest. We do not consider this to be a modest extension: it is too big and is not subservient to the host house. It does not comply with HD4 of the NDP as the design is unsympathetic to the existing dwelling.</p> <p>Vote Support 0 Object 5 Abstain 0 Decision - Object</p>			

7. Matters for discussion

i) TWBC decisions since the last meeting

Cllr Escombe led a discussion on TWBC recent decisions Ivy House, Stables & Barn Potters Lane, 17 Oakfield, 4 Iddenden Cottages, Woodside, Heartenoak Rd.

ii) Consideration of Hawkhurst Golf Club Planning Appeal Funding

Cllr Escombe led a discussion regarding the funding of the Hawkhurst Golf Club planning appeal and that we are liaising with local residents to raise money. – see above in item 5.2

8. QUESTIONS AND COMMENTS FROM COUNCILLORS:

CLOSURE:

Signed Chairman.....

Date.....