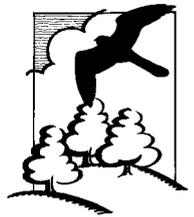


HAWKHURST PARISH COUNCIL



PLANNING COMMITTEE

THURSDAY 8th JULY 2021, 7:45PM

MINUTES

Present: Cllr Escombe (Chairman), Cllr Pyne (Vice Chairman) Cllr Faulkner and Cllr Cory via zoom (cannot vote, will be recoded as abstained in all votes)

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. NA*
4. **MINUTES OF LAST MEETING** – Cllr Pyne proposed and Cllr Faulkner seconded to approve the minutes of the last meeting – **Agreed majority 3 with 1 abstaining**
5. **Matters arising from last meeting - NA**
6. **Consideration of Walled Nursery, Water Lane TN18 5DH Premises License application**

Several residents spoke on this matter – the points raised included increased traffic in the area, the potential noise disturbance, the open ended nature of the application – potential over 100 events per year and why the Parish had been told the application was being removed?

The Clerk explained that he had been told by the Vice Chair of the TWBC Licensing Committee had informed him of this. Cllr Palmer of TWBC confirmed that she had been told it was not being withdrawn.

The Parish Clerk updated the Committee.

1. HPC are **not** a statutory consultee
2. HPC do **not** get notifications of license applications in our Parish

Therefore, the Parish Council comments are as valid or not as a resident's comments.

There are four areas that the Tunbridge Wells Borough Council Licensing Committee needs to consider in relation to new or extension of Premises License.

1. The prevention of crime and disorder;
2. Public safety;
3. The prevention of public nuisance;
4. The protection of children from harm.

It is relatively easy to raise concerns but TWBC Licensing Committee require **evidence** of the concerns - which can be challenging to obtain if it is a new license. In discussions the Clerk had noted the following concerns;

1. The prevention of crime and disorder – rural crime is increasing in the area and this license could attract criminal behaviour to the area.
2. Public safety – especially the narrow rural road network (Water Lane) – with very limited footpaths - is a significant public safety concern.
3. The prevention of public nuisance – noise and light pollution in an area of the Weald will inevitably occur
4. The protection of children from harm – common sense says that a premises license on the same site as a boarding school is not appropriate

In addition, the number of events and type of events is of a concern.

The general view of the Committee was that we need to submit in writing our concerns.

Cllr Pyne proposed and Cllr Faulkner seconded that the Clerk submit the Parish Councils Concerns as outlined above

Agreed Majority 2 – 0 (2 abstained Cllrs Cory and Escombe)

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
24	20/01172/FULL	Subdivision of Flat 16 to create one additional unit - reduction in accommodation at third floor level and changes to fenestration; proposed cycle and bin stores and additional 2 no. parking spaces (Part Retrospective)	Lillesden Park Hastings Road Hawkhurst Kent TN18 4QG
<p>Hawkhurst Parish Council supports this application subject to enforcement of the outstanding conditions Vote; Support 3 Object 0 Abstain 1 Decision: Support</p>			
25	21/01520/FULL	Erection of a side/rear single storey extension	Tenterfield Slip Mill Road Hawkhurst Kent TN18 4JT
<p>This is a modest extension that will not be visible from the street. The position, size and choice of materials means that this extension complies with the HD4 of the NDP, which requires extensions to be sympathetic with the style of the host house. Our only reservation is the removal of the apple tree, which is on the border with the neighbouring property. We note that there have been no objections from neighbours, and the planning notices were prominently displayed. However, Hawkhurst's Tree and Hedgerow Policy does require that any trees that are removed should be replaced with three trees. On this occasion, if more appropriate, we would be prepared to accept one tree as replacement if that enabled a more mature tree to be planted.</p> <p>HPC supports this application as long as a replacement tree is planted.</p> <p>Vote; Support 3 Object 0 Abstain 1 Decision Support</p>			
26	21/01906/FULL	Erection of a first floor side extension	Rivington Theobalds Hawkhurst TN18 4AJ
<p>We have some reservations about the addition of this extension. Given its proximity to the boundary, we are concerned about the potential for overlooking the neighbouring house. Moreover, whilst many of the houses in Theobalds have been extended, the majority retain a single-storey element.</p> <p>The proposal to use grey Cedral does not comply with the NDP's requirement that materials</p>			

should be obtained from local sustainable sources and the preference for natural materials e.g. timber cladding. There is also an expectation that house extensions should be sympathetic with the style of the host house using similar materials and fenestration (HD4). In 2019, the exterior of Rivington was altered with, amongst other things, the introduction of natural timber cladding. The planning officer's report at the time indicated that there would be an impact on visual amenity. The officer noted that sectional timber cladding is common in the local area and concluded that "although the visual amenity would be altered by the proposal, it would not be a harmful alteration to character." In contrast, HPC's view is that this proposal to use Cedral would be harmful to local character.

Therefore, we **object** to this application. If having considered the increased bulk, the proximity to neighbours and the potential for overlooking, TWBC are minded to approve this application. We strongly request that the approval requires that the extension be clad in cedar cladding to match the recent alterations to ensure compliance with HD4.

Vote; Support 0 Object 3 Abstain 1
Decision; Object

27	21/01811/FULL	Erection of a side extension (Orangery)	Norfricot High Street Hawkhurst TN18 4XP
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This is a big extension on a property that has already been previously extended. It would appear that the additions to Norfricot already exceed the modest extension allowed to properties outside the LBD by H11, having previously been extended by 160 cubic metres and already being 51% of its original size. We note that a home office has also been added since the previous application in 2018.

HPC **objects** to this application as it is not a modest extension as required by H11. Furthermore, we have reservations about the design, which does not appear as an orangery from the front. We do not feel complements the existing house and, therefore, does not accord with HD4 of the NDP

Vote; Support 0 Object 3 Abstain 1
Decision Object

28	21/01582/FULL	Expansion of the DT & Art Room floor plan, including alterations to the roof, windows, doors and applying new cladding to the external walls and alterations to the roof, windows, doors and applying a new cladding to the external walls of the Staff Room	Marlborough House School High Street Hawkhurst TN18 4PY
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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 eg improved light in the Art/DT block

Vote; Support 3 Object 0 Abstain 1
Decision Support

29	21/01375/FULL	Insulate the existing external pebble-dash render to the whole of the property	Bay Tree Copthall Avenue Hawkhurst Kent TN18 4LR
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The properties in Copthall Avenue are extremely varied and include some that are white. Indeed, the property next to Bay Tree is white. Therefore, HPC **supports** this application

Vote; Support 3 Object 0 Abstain 1
Decision: Supports

30	21/02070/FULL	Erection of a rear extension to accommodate a ground floor shower room	Kent Cottage Talbot Road Hawkhurst Kent TN18 4LU
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The application is for a modest extension to the rear of the property. The choice of materials to match existing complies with the requirements of HD4 that extensions be sympathetic to

the host house.			
HPC supports this application			
Vote; Support 3 Object 0 Abstain 1			
Decision Support			
31	21/01936/FULL	First floor extension	White Cottage The Moor Hawkhurst TN18 4NN
<p>This property is in a conservation area and the proposed extension will be very visible from the street. The Parish Council does not feel that the proposed design is sympathetic to the host house as required by HD4 of the NDP. We are not opposed to the idea of extending the property per se but agree with the conservations officer's comments that the design appears "awkward". Consequently, we object to this application. Please ensure that the Parish Council is advised of any changes to the design so that we can review our comments accordingly.</p>			
Vote; Support 0 Object 3 Abstain 1			
Decision Object			
32	21/02111/FULL	First floor rear/side extension and alterations to fenestration	High View High Street Hawkhurst TN18 4QA
<p>High View has already been extended multiple times, including a rear 2-storey extension, a single-storey extension, a conservatory and a garage. Indeed, we are concerned that the original house is becoming lost within all the additions. Being outside the LBD, H11 requires that extensions are modest and in-scale with the original dwelling.</p> <p>We also have some concerns as to the potential impact on the neighbouring property, which is single-storey. We appreciate that the extension is some distance from the boundary on High View's side, but Arborfield Cottage is sited very close to the boundary. Whilst there are currently no objections from neighbours on the planning portal, the planning notice had not been displayed at the time of our meeting so it is not clear whether neighbours are aware of the application.</p> <p>HPC objects to this application on the grounds that it does not comply with H11.</p>			
Vote; Support 0 Object 2 Abstain 2			
Decision; Object			
33	21/02135/LBC	Listed Building Consent: Conversion of the single storey outbuilding into habitable space; replacement of 3 x external UPVC windows with timber framed slimline double glazed windows; installation of a 'sun tunnel' roof light, soil vent pipe and extract vent pipe through to the bathroom on the first floor; re-pointing the front facade with natural hydraulic lime; relocation of family bathroom from the lower ground floor to the first floor; installation of an access hatch into the roof space from the first floor; replacement of solid UPVC external back door leading onto garden with timber framed and fully double glazed door	2 Northgrove Terrace High Street Hawkhurst Kent TN18 4AQ
<p>This appears to be a well-thought out, detailed and sensitive application. The use of stud partition walls, thereby ensuring that the changes can be reversed is welcome. Therefore, Hawkhurst Parish Council supports this application.</p>			
Vote; Support 3 Object 0 Abstain 1			
Decision: Support			
34	21/02134/FULL	Conversion of the single storey outbuilding	2 Northgrove

		into habitable space; replacement of 3 x external UPVC windows with timber framed slimline double glazed windows; installation of a 'sun tunnel' roof light, soil vent pipe and extract vent pipe through to the bathroom on the first floor; re-pointing the front facade with natural hydraulic lime; relocation of family bathroom from the lower ground floor to the first floor; installation of an access hatch into the roof space from the first floor; replacement of solid UPVC external back door leading onto garden with timber framed and fully double glazed door	Terrace High Street Hawkhurst Cranbrook Kent TN18 4AQ
<p>Hawkhurst Parish Council supports this application. From the street, the only visible alterations will be improvements e.g. replacing inappropriate UPVC windows with timber-framed windows. The proposed alterations are well-designed and sympathetic to the host house. This application, therefore, complies with HD4 of the NDP.</p> <p>Vote; Support 3 Object 0 Abstain 1 Decision: Support</p>			
35	21/02141/FULL	Proposed conversion of outbuilding to ancillary living accommodation/annexe	Little Pix Hall High Street Hawkhurst Cranbrook Kent TN18 4XT
<p>Given that there are no changes to the footprint of the existing building and that the main external changes are the addition of new windows and doors, HPC supports this application but requests a condition that ties the annexe to the host house</p> <p>Vote; Support 3 Object 0 Abstain 1 Decision: Support</p>			
36	21/02142/LBC	Listed Building Consent; Proposed conversion of outbuilding to ancillary living accommodation/annexe	Little Pix Hall High Street Hawkhurst Cranbrook Kent TN18 4XT
<p>Given the fairly minimal external changes to the outbuilding, plus the proposal to use salvaged tiles, timber-framed windows etc, HPC supports this application. The proposed alterations will preserve this outbuilding, preventing it falling further into disrepair. However, there should be a condition that ties the annexe to the host house.</p> <p>Vote; Support 3 Object 0 Abstain 1 Decision; Support</p>			
37	21/00432/ADV	Advertisement: Hoarding with 2 stack boards and flags	The White House, Highgate Hill, Hawkhurst TN184LB
<p>Hawkhurst Parish Council objected to this application when it was first submitted as it was felt to be excessive both in extent and duration. The applicant has now submitted further details of the proposed signage but this does nothing to reduce the extent of the signage or the duration for which it has been requested.</p> <p>We recognise that there is a need for the site to be fenced off during construction and that this will dictate the amount of hoarding required. However, there is no need for all of the hoarding to be used for advertising. The site is currently boarded off with plain green hoarding along Highgate Hill and Heras fencing beside the footpath.</p> <p>We note that the colours proposed on this application are, on the whole, more muted than on the previous application and, therefore, somewhat more appropriate for a rural location in the AONB. However, the white-backed panels are visually intrusive. Moreover, we cannot see the justification for adding advertising panels on the Heras fencing.</p>			

No further details have been provided for the sign boards and flags, but given the extent of the advertising proposed on the hoarding, this would be inappropriate. The run along Highgate Hill is lined with trees and the stack boards and flags would not sit well with this.

HPC **objects** to this application. However, if TWBC are minded to approve this application, we request that the advertising is limited to the hoarding and does not include the stack boards and flags. We would also like a condition that limits the permission to the time required for construction.

HPC requests that this is treated as a category Y application as outlined in the Tunbridge Wells agreement. Thank you.

Vote; Support 0 Object 3 Abstain 1
Decision; Object

8. Matters for discussion

i) TWBC decisions since the last meeting

- i) 21/01483/ Full - Leonards Highgate Hill, Hawkhurst TN18 4LE - Grants
- ii) 21/00889/Full - Old Chestnuts Talbot Rd, Hawkhurst TN18 4NH - Grants
- iii) 21/00890/LBC - Old Chestnuts Talbot Rd, Hawkhurst TN18 4NH - Withdrawn
- iv) 21/00999/ 5 Wellington Cottages Hawkhurst TN18 5EL – Grants
- v) 21/01056/FULL - 4 Oakfield, Hawkhurst – Grants
- vi) 21/01554/FULL - Tesco, Rye Road, Hawkhurst - Grants

vii) Update on the Hawkhurst Golf Club Planning Appeal

Cllr Escombe updated the Committee:

Statement of Case has been submitted, over 230 statements from residents have also been submitted and we have support from neighbouring Parishes: Salehurst & Robertsbridge Parish Council, Benenden, Lamberhurst and Cranbrook & Sissinghurst Burwash Save our Fields and Greg Clerk.

DW has attended a Case Conference meeting, which went well. There are 5 key areas;

1. Character and appearance - AONB
2. Connectivity and accessibility - sustainability
3. Highways
4. Biodiversity
5. Overall planning balance

Our highways consultant will deal with highways matters. But in order to play a role in the other areas, we need to have a witness. Therefore, Clare Escombe has stepped up.

The Clerk injected that he had been an expert witness previously in Village Green enquiry in a previous role – to cover three areas was a very heavy load to bear.

The Planning Committee discussed this and felt we should enquiry if another witness can be sourced to support our case and ease the load on Cllr Escombe.

Cllr Pyne proposed and Cllr Faulkner seconded that we recommend to Council to enquiry if another witness can be sourced to support our case. Agreed majority 3 – O (Cllr Cory abstained)

8 vii - are the other two.

I misremembered the five points so that should be:
Character and appearance - AONB
Connectivity and accessibility - sustainability
Highways
Biodiversity
Overall planning balance.

I'd suggest that we changed the paragraph after the list as follows

9. QUESTIONS AND COMMENTS FROM COUNCILLORS:

Cllr Pyne asked why have so few Planning Notices being issued? – Cllr Palmer from TWBC said she would enquire. See Mr S Baughen TWBC Planning response below

They are always put up. Officers photograph that they are put, and record where and when they have been placed.

There is sometimes a lag time between the application appearing on the website/the PC being notified of an application and the site notice going up. This is largely because officers are still mainly working from home and undertaking their site visits only once a week, in line with our business continuity procedures associated with the pandemic.

So it may be that if the case officer undertakes their site visits on a Monday, and an application is validated on a Monday (whilst the case officer is out on site and therefore cannot have the site notice with them) and the Parish will receive notification of the application on that Monday, but the site notice is not put up until the following Monday when the case officer next undertakes their round of site visits.

The end of the consultation period will always be the later of 21 days from the site notice going up, or newspaper advert (which is still required in some instances) being published. The public will always have the statutory length of time to respond: as set out in "Having Your Say" (see below) we also take into account responses received after the closure of the consultation period but before a recommendation is made.

Please advise the PC that they have no need to worry that site notices are not being put up - they absolutely are, and they are being put and applications determined in accordance with legislation and regulations.

The PC may also wish to remind any concerned residents that they can set up an "area of search" to be notified by email of any applications which fall within that area:

<https://tunbridgewells.gov.uk/planning/applications/comment/having-your-say> and/or can sign up to emailed newsletters which will have details of planning applications submitted near by them: please follow the "Be in the Know" link here: <https://tunbridgewells.gov.uk/>

CLOSURE: 9:15pm

Signed.....

Dated.....