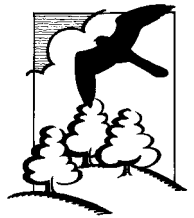


HAWKHURST PARISH COUNCIL



PLANNING COMMITTEE

Copt Hall and Zoom meeting

THURSDAY 19th August 2021, 7:45PM

Minutes

Present: Cllr Escombe (Chairman), Cllr Faulkner, Cllr Hunt and Cllr Cory.

Note: Cllr Pyne (Vice Chairman) participated via zoom, so was not allowed to vote and was marked as abstaining for all votes.

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 NONE.*

4. MINUTES OF LAST MEETING: Cllr Cory proposed and Cllr Escombe seconded approval of minutes – agreed majority 4 and Cllr Pyne abstained.

5. Matters arising from last meeting

i) Update on the Hawkhurst Golf Club Planning Appeal

Cllr Escombe noted the process will include a visit by the inspector and that we are very grateful for the support of Councillors and especially grateful to the community fund raising, over £8,000.

A week has been set aside in September for the Planning Appeal.

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
45	21/02475/FULL	Demolition of existing conservatory; internal alterations; elevational alterations including closing existing openings and new openings; replace all timber cladding (with timber cladding); replace all windows from timber to powder coated aluminium; conversion of existing garage to annexe building, including internal and elevational alterations; erection of a single carport with lean-to log store north west of the existing building	East Heath Barn, Stream Lane, Hawkhurst Kent TN18 4RD

Having reviewed this application, the proposed changes are unlikely to impact on neighbouring properties. There will be no change to the footprint of the garage as a result of the conversion. The new car port and log store will result in additional buildings. However, this will be set around the drive and the choice of a traditional design and materials will not appear out of keeping in the AONB. HPC generally does not support applications for garages in front of the line of the property. However, in this instance, the chosen location makes sense within the overall setting of East Heath Barn, East Heath Farmhouse and East Heath Oast.

There are significant changes to the fenestration and we are mindful that this has been a key consideration in recent applications for barn conversions. However, without details of the original barn conversion, we cannot determine whether this is relevant for this application.

HPC **supports** this application, but requests that a condition is imposed to ensure that the annex is tied to the host house.

**Vote Cllr Escombe proposed and Cllr Hunt seconded support
For 4, Against 0, Abstain 1 (Cllr Pyne)
Decision: Support**

46	21/01100/FULL	Variation of Conditions 2 (Approved Plans) and 19 (Surfacing and Drainage) of 18/01961/FULL - Changing from open parking bays to three bay garage building	Riverside Barn, Hastings Road, Hawkhurst TN18 4RT
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Despite some reservations about the height of the garage, HPC supported the original application for this garage. This variation addresses these concerns by reducing the height of the garage. Therefore, HPC **supports** this application.

**Vote Cllr Faulkner proposed and Cllr Cory seconded support
For 4, Against 0, Abstain 1 (Cllr Pyne)
Decision: Support**

47	21/02443/FULL	Trees: T1 (ACACIA) - Reduce in height by approx. 4m and laterally by 3m; T2 (CEDAR) - Fell; G3 (WELLINGTONIA) - remove dead stems and significant deadwood throughout the canopy; T4 (WELLINGTONIA) - Remove significant deadwood throughout the canopy; T5 (ENGLISH OAK) - Remove significant deadwood and crown lift to give 4m clearance from the drive	Lillesden House, Hastings Road, Hawkhurst TN18 4QG
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HPC **objects** to this application, as we feel the extent of the proposed tree works is excessive. We note there is significant deadwood and are fully supportive of the work to remove this. However, we object to the other proposed works.

**Vote Cllr Escombe proposed and Cllr Cory seconded objection
For 0, Against application 4, Abstain 1 (Cllr Pyne)
Decision: Objects**

48	21/02597/LBC	Demolition of existing shed and erection of new outbuilding	8 Moor Hill, Hawkhurst TN18 4PE
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Whilst we have no objections to this proposal in principle, we felt that the application lacked detail. We have some reservations about the choice of materials - the application form indicates that bricks have been chosen to match the listed building. Given that the cottage has white weatherboarding, we felt that timber might be more appropriate.

Notwithstanding the concerns above, HPC is prepared to the **support** this application if the conservation officer considers it appropriate.

Vote Cllr Hunt proposed and Cllr Escombe seconded support

For 4, Against 0, Abstain 1 (Cllr Pyne) Decision: Support			
49	21/02596/FULL	Demolition of existing shed and erection of new outbuilding	8 Moor Hill, Hawkhurst TN18 4PE
<p>The proposed outbuilding will be bigger than the existing shed, both in terms of its footprint and height. However, it will not be visible from the street and, as far as we can ascertain, it should not impact on neighbouring properties. The fact that there have been no objections from neighbours lends weight to this view. As outlined in our comments on the Listed Building Consent, we have some reservations about the choice of materials. However, brick would not be out of keeping in this area of Hawkhurst. HPC supports this application.</p> <p>Vote Cllr Hunt proposed and Cllr Escombe seconded support For 4, Against 0, Abstain 1 (Cllr Pyne) Decision: Support</p>			
50	21/02207/FULL	Dismantling and rebuilding of central chimney stack	The Manor House, Cranbrook Road, Hawkhurst Kent TN18 5AE
<p>HPC supports this application as long as the conservation officer is in agreement. Vote Cllr Cory proposed and Cllr Faulkner seconded support For 4, Against 0, Abstain 1 (Cllr Pyne) Decision: Support</p>			
51	21/02208/LBC	Dismantling and rebuilding of central chimney stack	The Manor House, Cranbrook Road, Hawkhurst Kent TN18 5AE
<p>HPC supports this application as long as the conservation officer is in agreement. Vote Cllr Cory proposed and Cllr Faulkner seconded support For 4, Against 0, Abstain 1 (Cllr Pyne) Decision: Support</p>			
52	21/02652/LBC	New rear and side single storey extension with roof light	2 Jasmine Cottages, Talbot Road, Hawkhurst TN18 4LY
<p>We note the replacement of the modern brickwork and UPVC windows to the rear with white weatherboarding and timber windows. The design and access statement indicates that most of the alterations will be to the modern lean-to extension. However, it appears that the rear wall of the cottage (ref y) will also be altered. We are uncertain as to whether this will involve the removal of original materials as well as the more modern additions. We seek the conservation officer's reassurance on this point.</p> <p>Assuming that the conservation officer supports these proposals, HPC supports this application.</p> <p>Vote Cllr Escombe proposed and Cllr Cory seconded support For 4, Against 0, Abstain 1 (Cllr Pyne) Decision: Support</p>			
53	21/02651/FULL	New rear and side single storey extension with roof light	2 Jasmine Cottages, Talbot Road, Hawkhurst TN18 4LY
<p>The proposed extension represents a modest addition to the cottage, which is subservient to the host house. It will not extend further back than the existing line of the building, and whilst it will extend out to the side, this is set well back from the front of the house. The use of sympathetic materials means that this application complies with HD4 of the NDP.</p> <p>There is plenty of space within the garden overall although the extension will sit close to the boundary. However, the proposed extension does not look as if it will impact on neighbours.</p>			

Therefore, HPC **supports** this application.
Vote Cllr Hunt proposed and Cllr Escombe seconded support
For 4, Against 0, Abstain 1 (Cllr Pyne)
Decision: Support

54	21/02614/FULL	Erection of temporary classroom building	St Ronans School, Water Lane, Hawkhurst TN18 5DJ
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We note that this is a renewal of planning permission for a temporary classroom that was granted in 2018. HPC supported this original application. Given that this is not increasing the capacity of the school and due to the ongoing requirement for space due to the current pandemic, HPC **supports** this application.

Vote Cllr Cory proposed and Cllr Hunt seconded support
For 4, Against 0, Abstain 1 (Cllr Pyne)
Decision: Support

55	21/01815/FULL	Single storey rear/side extension providing new kitchen and cloakroom.	1 Holly Bank, Rye Road, Hawkhurst TN18 5DB
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There is limited detail in this application which makes it difficult to comment meaningfully. However, the application form indicates that the walls of the extension are to be constructed of brick to match existing, indicating that it will comply with HD4 in this respect. There is nothing on the planning portal to suggest that the property has been previously extended. Therefore, given its modest scale, we assume that this application complies with H11.

The side element of the extension will be visible from the street, but its location at the back of the house and the design ensure that it appears subservient to the host house. It will not impact on neighbouring properties.

We note from the paperwork that there is an intention to enlarge the driveway to allow safe turning. There are no details of what is intended. Therefore, we are unable to comment on this aspect of the application other than to say that the nature of the Rye Road means that this will be of great importance from a safety perspective.

HPC **supports** this application.
Vote Cllr Cory proposed and Cllr Hunt seconded support
For 4, Against 0, Abstain 1 (Cllr Pyne)
Decision: Support

56	21/01936/FULL	First floor extension	White Cottage The Moor, Hawkhurst TN18 4NN
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The amended design is far more sympathetic to the host house. Therefore, HPC now **supports** this application.

Vote Cllr Cory proposed and Cllr Faulkner seconded support
For 4, Against 0, Abstain 1 (Cllr Pyne)
Decision: Support

57	21/02732/FULL	Demolition of existing outbuildings and erection of single storey side and rear extension, installation of a raised timber decking area	April Cottage, Conghurst Lane, Hawkhurst TN18 5DZ
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This application will convert a two-bedroom bungalow into a four-bedroom bungalow. There is sufficient amenity space in terms of the garden. However, we do have reservations as to whether there is sufficient off-road parking for a four-bedroom home.

The proposed design is sympathetic and the materials will match the existing. Therefore, in this respect, it complies with HD4 of the NDP. We do have some reservations over the size of the extension, as this is a significant increase on the original bungalow and we question whether this complies with H11.

However, we are mindful that April Cottage is actually quite low, even for a bungalow and, therefore, has minimal impact on the street scene. The proposed extension will be similarly low, which will minimise its bulk particularly when compared to the neighbouring properties, which are two-storey.

HPC is prepared to **support** this application if the planning officer can provide reassurance on the above points.

Vote Cllr Escombe proposed and Cllr Hunt seconded support

For 4, Against 0, Abstain 1 (Cllr Pyne)

Decision: Support

58	21/02703/COUNTY	Consultation from Kent County Council - Construction and operation of an equipment kiosk, installation of security fencing and gates, and a change of use of land to wastewater treatment works	Hawkhurst South Wastewater Treatment Works. Stream Lane, Hawkhurst
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HPC recognises that this work is essential to improve the quality of the effluent leaving the treatment. Nevertheless, we do have a number of concerns about this proposal.

It appears that there will be a significant amount of new development at the site. The run-off from this will go into the treatment works. However, our understanding is that there are already issues with capacity at this plant and Hawkhurst is growing. Are these proposals future-proof? If there is a need for a capacity increase in the future, will this compromise the environmental mitigation that is proposed to make this application acceptable?

These proposals will result in the loss of a significant area of woodland, including Ancient Woodland. We note that more woodland will be planted than will be lost, but clearly this is not Ancient Woodland. It is also evident that these works will impact on local wildlife, including, badgers, bats, dormice etc. The application paperwork includes proposals for mitigation. HPC is not in a position to judge whether these are sufficient. Therefore, we request that this is considered carefully before permission is granted to ensure that the protection given to wildlife and the mitigation measures are sufficiently robust to afford the necessary protection. We would have expected that the impact on biodiversity would have been quantified using the Defra metric to provide evidence that this has been properly considered.

We are aware that work has already started on-site and this has already resulted in damage to Stream Lane and the verges etc. We would ask that there is a condition applied to this work that requires Southern Water to make good this damage.

We also request that careful consideration is given to neighbours and the impact that these works will have on them.

Subject to the concerns outlined above being addressed, HPC **supports** this application.

Vote Cllr Hunt proposed and Cllr Escombe seconded support

For 4, Against 0, Abstain 1 (Cllr Pyne)

Decision: Support

59	21/02720/FULL	Erection of a single storey garden room (Part retrospective)	11 Sandrock Villas, Cranbrook Road, Hawkhurst TN18 4BE
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The proposed garden room is quite big and is close to the boundary with neighbouring properties. However, the garden room will be positioned well away from the houses. Many of the properties in this area have sheds and outbuildings of various sizes at the bottom of the garden backing onto the access way. The ground in the vicinity of number 11 is fairly level so it will not overshadow the neighbouring gardens. It is, therefore, unlikely to impact negatively on neighbours. The absence of objections on the planning portal lends weight to this view.

Whilst we would prefer natural timber in line with the requirements of the NDP, we note that this view has not been supported by TWBC in recent planning decisions in Hawkhurst.

Therefore, given that this is a garden building, we have no objection to the use of fibre cement weatherboarding in this instance. HPC **supports** this application.

Vote Cllr Hunt proposed and Cllr Escombe seconded support

For 4, Against 0, Abstain 1 (Cllr Pyne)

Decision: Support

7. Matters for discussion

i) TWBC decisions since the last meeting – Discuss

21/01582/FULL - Marlborough House School, High Street, Hawkhurst - Granted

21/01500/LBC - Marlborough House School, High Street, Hawkhurst - Granted

21/01519/FULL - 1 Laundry Cottages, Water Lane, Hawkhurst - Granted

21/01520/FULL – Tenterfield, Slip Mill Lane, Hawkhurst – Granted

21/01135/NMAMD - Former Pf Skeet Yard, Talbot Road - Refused

8. QUESTIONS AND COMMENTS FROM COUNCILLORS:

Cllr Hunt proposed and Cllr Escombe seconded that the Market Banner on the Moor could only be up 1 week before the actual Market. - agreed majority 4 – 1 abstaining

CLOSURE: 8:45pm

Signed.....

Date.....