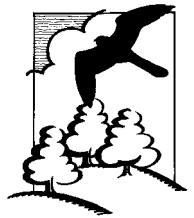


HAWKHURST PARISH COUNCIL



PLANNING COMMITTEE

Copt Hall and Zoom meeting

THURSDAY 21st October 2021, 7:45PM

Minutes

Present: Cllr Escombe (Chairman), Cllr Pyne (Vice Chairman) and Cllr Hunt

1. Welcome

2. APOLOGIES AND REASON FOR ABSENCE: Cllr Faulkner and Cllr Cory

3. DECLARATION OF INTERESTS: None

4. MINUTES OF LAST MEETING

Cllr Hunt proposed and Cllr Pyne seconded the approval of the minutes from the 30 September 2021 – agreed unanimously

5. Matters arising from last meeting

i) Update on the Hawkhurst Golf Club Planning Appeal – Cllr Escombe noted that the decision is expected in November 2021

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
70	21/02476/FULL	Proposed change of use of Redundant Methodist Church to single dwelling with parking.	Methodist Church Highgate Hill Hawkhurst Cranbrook Kent TN18 4LB

We agree with the assessment that this is an important building in Hawkhurst. This proposal aligns with the NDP, it is a conversion of an existing building within the LBD and in walking distance of facilities (HD1). The materials to be used will match existing (HD4). Conversion of an existing building with minimal external and internal works aligns with the aim of resource efficiency (HD3 and HD4). However, it is not clear that any consideration has been given to the efficient use of water and energy as required - we feel this is something that should be explored further during the planning process. We request that the parking area should be made of porous materials. We are concerned by the possible implications of the parking area not being in the ownership of the applicant not

only because without this there would be no parking provision but also because it would appear to be the only location for storage of bins etc. There is no further option for car parking due to the location on Highgate Hill.

We support the application

Vote: For 3 Against 0 Abstain 0

Decision; Support

71	21/03080/FULL	Provision of temporary permission to the residential and site accommodation building that is needed, for the owner/applicant to reside and work from during the construction phases of the dwelling	Riverside Barn Hastings Road Hawkhurst Cranbrook Kent TN18 4RT
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Yes, we support this application, can we request that permission is restricted to the construction of the main house.

We support this application

Vote: For 3 Against 0 Abstain 0

Decision: Support

72	21/03348/FULL	Proposed erection of 3 bay garage building	Little Pix Hall High Street Hawkhurst Cranbrook Kent TN18 4XT
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HPC **supports** this application as the traditional cart lodge style design and the use of traditional materials would appear appropriate in the context of the listed building and the AONB, as well as complying with the NDP. We note that the roofline is lower than that on the pool building that it will be located next to. Therefore, we do not think it would be overbearing in this location.

Vote: For 3 Against 0 Abstain 0

Decision: Support

73	21/03368/FULL	Erect a detached garage	1 Seacox Cottages High Street Hawkhurst Cranbrook Kent TN18 4XP
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Whilst we would not normally support applications for garages in front of the building line of the property, we note that permission was previously granted for a very similar application in this location. Moreover, there was a garage previously in the proposed location. The house to the west is also positioned close to the road, so the garage will not be forward of the building line of this property.

The site is relatively well-screened from the road, and the use of traditional materials means that it will not look out of place in this context.

HPC **supports** this application.

Vote: For 3 Against 0 Abstain 0

Decision: Support

74	21/03318/FULL	Demolition of garage, erection of single storey side and rear extensions with pitched roof and velux windows to rear extensions roofs	4 Oaklands Road Hawkhurst Cranbrook Kent
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			TN18 4LL
<p>We have some reservations about this application in terms of the impact on the street scene. There is a sense of rhythm and symmetry to the properties in Oaklands Road, which this application will alter. However, we note that there are no objections from neighbours on the planning portal. And in light of this, together with the fact that the extension appears to have been thoughtfully designed, we support this application. However, it is not clear where it is proposed to use the render, and it is our view that this would have less impact on the street scene if it was restricted to the rear of the property.</p> <p>Vote: For 3 Against 0 Abstain 0</p> <p>Decision: Support</p>			
75	21/03365/PIP	Permission in Principle - Proposed single or semi detached pair or terrace of three small dwelling houses	Land Adjoining 1 Fenex Cottages Rye Road Hawkhurst Cranbrook Kent TN18 5DR
<p>We object to this application. It does not comply with Hawkhurst's NDP, being both a considerable distance outside of the LBD and is not within walking distance of facilities. We do not believe this development is appropriate in this location in the AONB.</p> <p>We request that this application is treated as a category Y application in line with the Tunbridge Wells Agreement</p> <p>Vote: For 0 Against 3 Abstain 0</p> <p>Decision: Object</p>			
76	21/03094/FUL	Erection of four external timber structures, two of which are covered to extend dining into the external garden area, while two of which are for both staff and customers (Retrospective)	Eight Bells The Moor Hawkhurst Cranbrook TN18 4NX
<p>Hawkhurst Parish Council recognises the challenges that the hospitality industry has faced and understands that these alterations were considered necessary to enable the Eight Bells to operate safely during the pandemic. However, we are uncomfortable with retrospective applications.</p> <p>Nevertheless, we support this application. There has always been seating in the garden, and the oak structures are appropriate in this location. However, we do have some reservations about the use of polycarbonate for the roof, particularly for pergola D which is in such close proximity to the listed building, and would welcome the Conservations Officer's views on this point.</p> <p>From a lay perspective, there does appear to be a lot of lighting, and we are unsure to what extent all of the lights are actually necessary. It may be that a reduction in the number of lights and a condition relating to the use of the speaker system might be appropriate in this location. We would appreciate it if the planning officer can consider whether this would be appropriate.</p> <p>Vote: For 3 Against 0 Abstain 0</p> <p>Decision; Support</p>			
77	21/03095/LBC	Listed Building Consent - Erection of four external timber structures, two of which are covered to extend dining into the external	Eight Bells The Moor Hawkhurst Cranbrook TN18

		garden area, while two of which are for both staff and customers (Retrospective)	4NX
<p>Hawkhurst Parish Council recognises the challenges that the hospitality industry has faced and understands that these alterations were considered necessary to enable the Eight Bells to operate safely during the pandemic. However, we are uncomfortable with retrospective applications.</p> <p>Nevertheless, we support this application. There has always been seating in the garden, and the oak structures are appropriate in this location. However, we do have some reservations about the use of polycarbonate for the roof, particularly for pergola D which is in such close proximity to the listed building, and would welcome the Conservations Officer's views on this point.</p> <p>From a lay perspective, there does appear to be a lot of lighting, and we are unsure to what extent all of the lights are actually necessary. It may be that a reduction in the number of lights and a condition relating to the use of the speaker system might be appropriate in this location. We would appreciate it if the planning officer can consider whether this would be appropriate.</p> <p>Vote: For 3 Against 0 Abstain 0</p> <p>Decision; Support</p>			
78	21/02726/ADV	Advertisement Consent - Provision of 13 new signs	Royal Oak Hotel Rye Road Hawkhurst Cranbrook Kent TN18 4EP
<p>HPC supports this application.</p> <p>Vote: For 3 Against 0 Abstain 0</p> <p>Decision: support</p>			
	21/03328/SUB	Submission of Details in Relation to Condition 1 (Soft Landscaping Scheme) of 20/01387/FULL (Allowed on Appeal: APP/M2270/D/20/3263383)	18 Sandrock Villas Cranbrook Road Hawkhurst Cranbrook Kent TN18 4BE
<p>Hawkhurst Parish Council objects to this proposal. We do not consider an artificial laurel leaf trellis as being soft landscaping.</p> <p>Vote: For 0 Against 3 Abstain 0</p> <p>Decision: Object</p>			

7. Matters for discussion

i) TWBC decisions since the last meeting – Noted

21/02207/FULL - The Manor House, Cranbrook Road, Hawkhurst
21/02208/LBC - The Manor House, Cranbrook Road, Hawkhurst
21/02426/FULL - Kemps, Potters Lane, Hawkhurst
21/02614/FULL - St Ronans School, Water Lane, Hawkhurst
21/02427/LBC - Kemps, Potters Lane, Hawkhurst
21/02111/FULL - High View, High Street, Hawkhurst
21/02651/FULL - 2 Jasmine Cottages, Talbot Road, Hawkhurst
21/01815/FULL - 1 Holly Bank, Rye Road, Hawkhurst

21/02732/FULL - April Cottage, Conghurst Lane, Hawkhurst
21/02302/FULL - Bowden, Horns Road, Hawkhurst

- ii) **Notification of Planning Appeal Reference 20/02788/FULL** – 71 Dwellings Land to east of Highgate Hill and South of Copt hall Avenue- The Chairman will reiterate the views of the Parish Council.
- iii) **18 Sandrock Villas** – Hawkhurst Parish Council **objects** to this proposal. We do not consider an artificial laurel leaf trellis as being soft landscaping.
- iv) **Highways improvement plan** – review

Note SAP Committee comments;

- Focus on lobbying for the delivering of Heartenoak Rd / Cranbrook junction plus the Lillesden speed sign
- Seek improvements to the efficiency of the Highgate traffic lights (Puffin / MOV technology)
- Seek installation of a pedestrian crossing near Tesco / potential new medical centre

It was felt this needed to be reviewed after the decision of the Hawkhurst Golf Club Planning Appeal was known.

8. QUESTIONS AND COMMENTS FROM COUNCILLORS:

CLOSURE: 9:00pm

Signed.....

Date.....