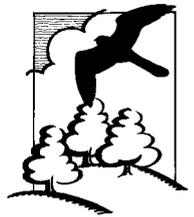


HAWKHURST PARISH COUNCIL



PLANNING COMMITTEE

THURSDAY 2nd December 2021

MINUTES

Present: Cllr Escombe (Chairman), and Cllr Cory

Election of Vice –Chairman - deferred

Note as only two Councillors were present, authority was delegated to the to the Clerk/Deputy Clerk and the Chairman of the Planning Committee (having consulted informally with other committee members where possible) to provide a response on behalf of the Council.

1. Welcome

2. APOLOGIES AND REASON FOR ABSENCE: Cllr Hunt plus Cllr Faulkner by zoom

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

5. Matters arising from last meeting

i) Update on the Hawkhurst Golf Club Planning Appeal – Cllr Escombe no update at present.

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 |
|----|----------------|---|--|
| 88 | 21/03708/FULL | Erection of outbuilding within the garden (retrospective) | Rose Cottage, Highgate Hill Hawkhurst Kent TN18 4LS |

We are disappointed to note that this is a retrospective application.

The outbuilding is relatively modest in relation to the existing dwelling. The garden is large enough to accommodate it without appearing overcrowded. Its location means that it does not impact on the street scene or on neighbouring properties. This, together with the use of timber cladding, means that it sits well with the existing cottage.

Following a discussion between Councillors and the Clerk agreed to support the application. Therefore, HPC **supports** this application.

| | | | |
|--|-----------------|--|---|
| 89 | 21/03762/FULL | Replacement of existing front door and side window to the front elevation ground floor. | 4 Howes Cottage, Talbot Road, Hawkhurst Cranbrook Kent TN18 4LX |
| <p>Following a discussion between Councillors and the Clerk agreed that HPC objects to this application on the grounds it does not comply with HD4 of the NDP. HD4 1 requires that alterations to existing properties should be informed by the traditional character and style of the parish's vernacular architecture. There is an expectation that traditional materials should be used across the parish. This is even more relevant in this case as the property is in the conservation area. We would support the Conservation Officer's recommendation for timber replacement window and door.</p> | | | |
| 90 | 21/03875/EIASCO | EIA Scoping Opinion - Development of an 8MW solar farm and 4MW battery energy storage system | Lower Ellenden Farm, Water Lane Hawkhurst TN18 5AX |
| <p>Following a discussion between Councillors and the Clerk agreed that HPC has significant concerns about this application and would like to ensure that the following issues are fully considered in the Environmental Impact Assessment:</p> <p>Impact on AONB including views - this is a huge and site, which will dominate the landscape. This is one of the principal views that should be protected through policy LP1 of Hawkhurst's NDP. Viewpoints need to be considered in all seasons and the photographic evidence should be supplemented by photos when the trees and hedgerows are bare.</p> <p>High Weald AONB Management Plan - other perceptual qualities - scenic beauty and glimpsed long views, tranquillity.</p> <p>Loss of agricultural land - we note that the application says that the land will be returned to agricultural use at the end of the life of the solar farm. However, there appears to be a lot of infrastructure associated with this development beyond just the solar panels - how will this be achieved? Will the land remain classified as agricultural land or would it be considered as a brownfield site for future development?</p> <p>Impact on the nearby Ancient Woodland.</p> <p>Impact on PROW - WC179 runs through the middle of the site. How will this impact on people's perception and enjoyment of the AONB. Visibility from other footpaths etc. Can this be seen from White's Lane and WC187?</p> <p>Impact on wildlife, especially with the removal of the hedge - how will this impact on connectivity for dormice?</p> <p>Biodiversity - what will be lost and what level of net gain is predicted?</p> <p>Impact on the stream - pollution, flooding etc. The stream already floods and this runs the risk of worsening this.</p> <p>Traffic and access - Water Lane already struggles to cope with the level of traffic; it is not suitable for the construction traffic even for a limited period of time; erosion of verges/road edges. This is about more than just traffic congestion & should be from an environmental perspective as well.</p> <p>Impact of the works to connect to the power network.</p> <p>HPC recognises the importance of renewable energy in combating climate change. However, at this stage, we are highly sceptical that this AONB site is an appropriate location for a solar farm of this scale. There is no requirement for electricity to be generated near to its point of use, therefore, there seems little justification for a development of this scale in this sensitive and protected landscape.</p> | | | |
| 91 | 21/03490/FULL | Community Centre etc. | King George V Playing Fields, The Moor Hawkhurst Cranbrook Kent |
| <p>This is our application; therefore, we cannot comment on it. Note a resident questioned the Councils legal and moral responsibility</p> | | | |

| | | | |
|---|-----------------|--|--|
| 92 | 21/03822/FULL | Conversion of attic space to habitable bedroom together with access staircase, plus roof lights and former on dwelling | 6 Highgate Hill Hawkhurst Cranbrook Kent TN18 4LB |
| <p>HPC has significant reservations about this application. We appreciate that the property is within the LBD and, consequently, there are fewer restrictions on development than elsewhere in the parish. However, we feel that these proposals are out of character not only with the host house, but also the wider setting and, therefore, contrary to HD4 of the NDP.</p> <p>The proposed roof lights to the front will impact negatively on the street scene. This is one of a row of handsome houses, none of which have roof lights to the front of the property. These houses on Highgate Hill are specifically referenced in the NDP as the type of successful development that should be used to inform new developments. In our view, the preservation of the street scene along Highgate Hill is especially important because it links the two conservation areas of The Moor and Highgate.</p> <p>Whilst the dormer is proposed to the rear of the property and will not be visible from the street, it is not a sympathetic extension to the host house. The dormer is large and will dominate the roof.</p> <p>Following a discussion between Councillors and the Clerk agreed to object the application, HPC objects to this application.</p> | | | |
| 93 | 21/03876/FULL & | Side extension | 2 Shifts Hill Cottages Conghurst Lane Hawkhurst Cranbrook Kent TN18 5DX |
| <p>This is a large extension to a cottage in a prominent location in the AONB. We do not believe it that it complies with HD4 of the NDP, as it is not sympathetic to the host house nor does it use similar materials and fenestration as required. Not only is the host house listed but several of the nearby properties are also listed, and we are concerned that this proposal will harm their setting.</p> <p>Following a discussion between Councillors and the Clerk agreed to object the application, HPC objects to this application.</p> | | | |
| 94 | 21/3877/LBC | Side extension | 2 Shifts Hill Cottages Conghurst Lane Hawkhurst Cranbrook Kent TN18 5DX |
| <p>This is a large extension to a cottage in a prominent location in the AONB. We do not believe it that it complies with HD4 of the NDP, as it is not sympathetic to the host house nor does it use similar materials and fenestration as required. Not only is the host house listed but several of the nearby properties are also listed, and we are concerned that this proposal will harm their setting.</p> <p>Following a discussion between Councillors and the Clerk agreed to object the application, HPC objects to this application.</p> | | | |

7. Matters for discussion

i) Review of Hawkhurst Neighbourhood Plan

Cllr Escombe lead a discussion about the need to review three local parishes NDP review which are just ahead of us in timing and start collating information in the New year. Initial thoughts are for “themed workshops” such as “Affordable Homes” or “Transport”

ii) TWBC decisions since the last meeting – noted

21/02531/SUB - Hensil Farmhouse - approved

21/03324/LBC - Middle House - refused

8. QUESTIONS AND COMMENTS FROM COUNCILLORS:

CLOSURE: 9:15pm

Signed.....

Date.....