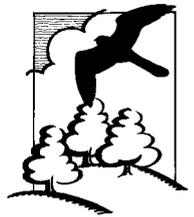


# HAWKHURST PARISH COUNCIL



## PLANNING COMMITTEE

### Copt Hall and Zoom meeting

**THURSDAY 16th December 2021, 7:45PM**

## MINUTES

### Committee Members:

Cllr Escombe (Chairman), Cllr Hunt and Cllr Cory

Cllr Faulkner attended via zoom

#### 1. Welcome

#### 2. APOLOGIES AND REASON FOR ABSENCE: Cllr Faulkner

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 still waiting.

#### 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	21/03931/FULL	Car port	Hawkhurst Place Farm Rye Road Hawkhurst Kent

Whilst HPC is not opposed to the idea of the car port per se, we do have significant reservations about this application in the context of the wider plans for the site (20/01984/FULL).

We note that the applicant has applied to make changes to the plans in their application for submission of details in relation to the planning conditions (21/03847). This is not something on which HPC has been invited to comment. However, we note that these changes alter the appearance of the proposed barn quite significantly.

As a consequence of the above amendments, the site location plan differs from that submitted with the approved application for the barn conversion. Consequently, it appears that the extent of land that would be included within the residential curtilage has increased.

We are uncomfortable with this.

The delegated report for the original application made reference to the use of an existing structure being used as a garage concluding that this together with the design of the barn conversion would assist in maintaining the farmstead character important to the setting of the listed building. We are concerned that this will no longer be the case and would like reassurances on the future use of the outbuilding.

We note and welcome the inclusion of the electric charging point. However, on the whole, we feel that the plans lack detail, for instance in relation to the green roof itself and the walkway.

Whilst HPC is uncomfortable with the proposed development, much of this stems from the submission of details application rather than the car port per se. Therefore, we would be prepared to **support** this specific application if the planning officer feels that all of the current proposals when considered as a whole are appropriate.

For 3, Against 0 Abstain 0

89	21/03682/FULL	Demolition of existing barn and conversion of barn into one no. 3 bedroom dwelling and one no. 4 bedroom dwelling	Oylers Farm Attwaters Lane Hawkhurst Kent TN18 5AR
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HPC **objects** to this application.

It does not comply with HD1 of the NDP. Although small-scale, it is outside of the LBD and is not within walking distances of shops and amenities. Its rural location means that future residents will be reliant on cars to meet their day-to-day needs.

Policy LP1 of Hawkhurst's NDP requires that it should be demonstrated that the proposals will not have an unacceptable adverse visual impact on the landscape setting of the village. This has not been demonstrated. Indeed, there is little to suggest that it has been assessed in any detail. This application site is in an exposed location, and we believe that there will be an adverse impact on the AONB and the landscape setting of the village.

This proposal does not fit in with the existing pattern of development. There is a small number of residential dwellings in this location, but these are all on the north side of Attwaters Lane. The land to the south is entirely agricultural. The introduction of residential development in this area is inappropriate. This is all the more concerning because it appears that little thought has been given to the domestic paraphernalia that necessarily accompanies any residential development, for example, the plans include no provision for storage of waste and recycling bins, storage for bicycles etc (HD3).

Through its NPD, Hawkhurst seeks to retain agricultural land for agricultural purposes, restricting development to land graded as 4 or 5. As far as we can see, there is nothing in this application that justifies why this site cannot be used for agricultural purposes. Even if this were demonstrated to be the case, there is no detailed analysis of why the barns would be unsuitable for other business use. There are many instances within the borough of farm buildings that have been successfully converted for use by small businesses.

Policy LP2 of the NDP requires that development proposals should meet the objectives of the High Weald AONB Management Plan. We are unconvinced that this is the case.

HPC does not consider that these proposals comply with policy H13 relating to the conversion of rural buildings. It conflicts with points 3 (harm to the character of the countryside), 5 (economic development) and 6 (accessibility).

We request that this is considered a category Y application as defined in the Tunbridge Wells Agreement.

For 0, Against 3, Abstain 0

**7. Matters for discussion**

**i) TWBC decisions since the last meeting – Discuss**

21/03348/FULL - Little Pix Hall permitted

21/03365/PIP - Land Adjoining 1 Fenex Cottages – refused

21/03368/FULL – 1, Seacox Cottages, high Street – permitted

**ii) Review of Hawkhurst Neighbourhood Plan**

Discussed setting up a NDP group

**iii) TWBC Planning Training – awaiting details of training 6<sup>th</sup> January 2022**

**8. QUESTIONS AND COMMENTS FROM COUNCILLORS:**

**CLOSURE:** 8:15pm

Signed Chairman.....

Date.....