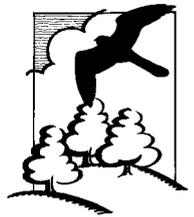


HAWKHURST PARISH COUNCIL



PLANNING COMMITTEE

Copt Hall and Zoom meeting

Thursday 10th March 2022, 7:45PM

Minutes

Present: Cllr Escombe (Chairman), Cllr Blake and Cllr Cory
Cllr Faulkner via zoom, non-voting

1. Welcome

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

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

Minutes of 17th February 2022 - deferred

5. Matters arising from last meeting

- i) Update on Dandara Planning Appeal – Cllr Escombe still waiting
- ii) Highgate footpath – Clerk contacted Cllr Holden about widening path now chasing KCC Highways officers if anything can be done

6. Planning applications to be considered -

<https://twbcpa.midkent.gov.uk/online-applications/>

No	Application No	Proposal	Location
110	22/00039/FULL	Erection of a single storey side extension	Hurstwood Cottage Delmond Lane Hawkhurst Kent TN18 4XB
Whilst we note that the previously approved extension (20/03719/FULL) took the property beyond the limits indicated in H11, we feel that this is an acceptable addition to the host house. It complies with HD4 of the NDP. HPC supports this application. Proposed Cllr Cory seconded Cllr Blake – unanimously agreed to support			
111	21/03094/FULL	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 TN18 4NX

<p>The addition of the timber skirts appears to have been very effective at reducing the light spill. HPC supports this application</p> <p>Proposed Cllr Cory seconded Cllr Blake – unanimously agreed to support</p>			
112	22/00355/FULL	Erection of outbuilding including double garage and living space above, for use incidental to the enjoyment of the main house.	Little Conghurst Oast Conghurst Lane Hawkhurst Kent TN18 4RJ
<p>We were disappointed by the lack of detail for this application. We note that the height has been reduced from the previous application. However, this application has the same footprint as the recently refused application. This is not the small, single-storey building that the pre-application advice indicated would be acceptable.</p> <p>Therefore, HPC objects to this application.</p> <p>Proposed Cllr Escombe seconded Cllr Cory – unanimously agreed to object</p>			
113	22/00096/FULL	Addition of pitched roof to shell of existing outbuilding	4 Ridsen Clock House Rye Road Hawkhurst Kent TN18 5DP
<p>Hawkhurst Parish Council is generally supportive of this proposal, as it will bring an existing building back into use. We note the pre-application comments that indicated the amendments would be encouraged to retain the structure. However, it is not clear what the height of the pitched roof will be: the documentation refers to a pitch of 12 degrees and also 30 degrees. We would like reassurance that the roof height will not adversely impact on the properties to the rear of the outbuilding.</p> <p>Given the above reassurance, HPC supports this application.</p> <p>Proposed Cllr Escombe seconded Cllr Cory – unanimously agreed to support</p>			
114	22/00097/LBC	Listed Building Consent: Addition of pitched roof to shell of existing outbuilding	4 Ridsen Clock House Rye Road Hawkhurst Kent TN18 5DP
<p>Whilst Hawkhurst Parish Council support this application in principle, we understand that internally this will be open plan. However, from the photographs, we note that there are internal walls at present. This, together with the loss of the existing brick floor, causes us some concerns about the loss of the historic fabric of the building. We would appreciate the view of the Conservation Officer on this point.</p> <p>If the Conservation Officer is content, then HPC supports this application.</p> <p>Proposed Cllr Escombe seconded Cllr Cory – unanimously agreed to support</p>			
115	22/00226/LBC	Listed Building Consent - Remove post box and brick pier	4 Iddenden Cottages High Street Hawkhurst Kent TN18 4PT
<p>Hawkhurst Parish Council is extremely concerned by this application. A post box in this location is essential to local residents. There are no other post boxes within walking distance. In fact, there are no other post boxes on the High Street. The closest post box is over half a mile away on Slip Mill Lane - there is no way this can be considered an acceptable walking route. Slip Mill Lane is an historic rural lane and it is not appropriate to be encouraging additional traffic along this route. The other nearest post boxes are best part of a mile away and would require residents to walk along the busy A268.</p> <p>it is quite simply unacceptable to create a situation in which local residents have to drive and add to the congestion at the Hawkhurst crossroads in order to access a post box.</p>			

<p>Iddenden Green is a conservation area and the post box in its brick pier contributes to this. This application needs to be reconsidered and a solution found that remedies the damage to the listed building, but also conserves the post box.</p> <p>Hawkhurst Parish Council objects to this application.</p> <p>Proposed Cllr Cory seconded Cllr Blake – unanimously agreed to object</p>			
116	22/00225/FULL	Remove post box and brick pier	4 Iddenden Cottages High Street Hawkhurst Kent TN18 4PT
<p>Hawkhurst Parish Council is extremely concerned by this application. A post box in this location is essential to local residents. There are no other post boxes within walking distance. In fact, there are no other post boxes on the High Street. The closest post box is over half a mile away on Slip Mill Lane - there is no way this can be considered an acceptable walking route. Slip Mill Lane is an historic rural lane and it is not appropriate to be encouraging additional traffic along this route. The other nearest post boxes are best part of a mile away and would require residents to walk along the busy A268.</p> <p>it is quite simply unacceptable to create a situation in which local residents have to drive and add to the congestion at the Hawkhurst crossroads in order to access a post box.</p> <p>Iddenden Green is a conservation area and the post box in its brick pier contributes to this. This application needs to be reconsidered and a solution found that remedies the damage to the listed building, but also conserves the post box.</p> <p>Hawkhurst Parish Council objects to this application.</p> <p>Proposed Cllr Cory seconded Cllr Blake – unanimously agreed to objects</p>			
117	22/00409/FULL	Erection of single storey side and rear extension	1 Hillside Court Cranbrook Road Hawkhurst Kent TN18 5EF
<p>This appears to be a sympathetic addition to the host house, using materials to match existing and therefore complies with HD4 of Hawkhurst's NDP. The extension will not be visible from the street and being single storey appears unlikely to impact on neighbours. It is a modest extension and we, therefore assume, it complies with H11.</p> <p>Proposed Cllr Escombe seconded Cllr Blake – unanimously agreed to support</p>			
118	22/00048/ADV	Advertisement Consent - Car park management signage - four signs mounted on signage poles	Royal Oak Hotel Rye Road Hawkhurst TN18 4EP
<p>Hawkhurst Parish Council has serious concerns about this application. It does not appear that any consideration has been given to the fact that the Royal Oak is a listed building within a conservation area. We understand the desire to control parking so that is available to customers, but surely there are other less harmful ways of achieving this.</p> <p>Proposed Cllr Cory seconded Cllr Blake – unanimously agreed to object to the application and requests that is considered a Category Y application.</p>			
119	22/00481/FULL	Replacement of existing garage building with a combined garage and annexe building	Norfricot High Street Hawkhurst TN18 4XP

<p>Norfricot has already been extended beyond the definition of a modest extension given in H11. We are concerned that this is yet another addition to this site. Whilst we recognise that there currently is a garage in this location, this proposal is far bigger than the existing building and most of it is given over to living accommodation rather than the garage.</p> <p>The proposed increase in roof height means that the new building would be more visible.</p> <p>Proposed Cllr Cory seconded Cllr Blake – unanimously agreed to object</p>			
120	22/00399/FULL	Erection of single storey extension	The Lodge Hastings Road Hawkhurst TN18 4RS
<p>We are mindful that permission was previously granted for a broadly similar extension and this has only recently lapsed. Therefore, whilst this proposal is for a big extension outside of the LBD which would not necessarily be considered modest in terms of H11, it is no larger than that previously approved.</p> <p>We also consider that the changes proposed represent an improvement on the previous plans, particularly in terms of the proposals for the glazing.</p> <p>Proposed Cllr Cory seconded Cllr Blake – unanimously agreed to support</p>			
121	22/00400/LBC	Erection of single storey extension	The Lodge Hastings Road Hawkhurst TN18 4RS
<p>We are mindful that permission was previously granted for a broadly similar extension and this has only recently lapsed. Therefore, whilst this proposal is for a big extension outside of the LBD which would not necessarily be considered modest in terms of H11, it is no larger than that previously approved.</p> <p>We also consider that the changes proposed represent an improvement on the previous plans, particularly in terms of the proposals for the glazing.</p> <p>Proposed Cllr Escombe seconded Cllr Blake – unanimously agreed to support</p>			
122	22/00030/FULL	Retention of a garden shed built and a separate wall within the curtilage of a listed building	2 Ashfield Cottages Horns Hill Hawkhurst TN18 4XD
<p>Hawkhurst Parish Council maintains its support for this application</p> <p>Proposed Cllr Cory seconded Cllr Blake – unanimously agreed to support</p>			
123	22/00029/LBC	Listed Building Consent - Retention of a garden shed built and a separate wall within the curtilage of a listed building	2 Ashfield Cottages Horns Hill Hawkhurst TN18 4XD
<p>Hawkhurst Parish Council maintains its support for this application</p> <p>Proposed Cllr Cory seconded Cllr Blake – unanimously agreed to support</p>			
124	22/00570/FULL	Erection of new extension to south side of property to accommodate new staircase	The Spinners Moor Hill Hawkhurst Kent TN18 4PF

This application complies with HD4 in that it would use similar materials to the host house, and we are mindful that the site falls within the LBD. Despite a relatively small footprint, its height means that this would be a sizeable extension. Due to its location, the proposed extension would be very visible when approaching The Moor.

We note that, on the whole, the windows are restricted to the front elevation, thereby avoiding overlooking neighbouring properties. However, we have some concerns on the impact on the properties to the rear given the angle at which Talbot Road meets Moor Hill.

It is evident from the plans that this extension would significantly improve the internal layout of the house. The Spinners is a distinctive property and we have found it hard determine whether this proposal would enhance or detract from its character.

We are minded to support this application, but given the fact that this will be a very prominent extension, coupled with the proximity of nearby listed buildings and the potential impact on the approach to The Moor conservation area, we would welcome the view of the Conservation and Urban Design Officer.

Proposed Cllr Escombe seconded Cllr Blake – unanimously agreed to support

7. Matters for discussion

i) TWBC decisions since the last meeting – Discuss

21/03095/LBC - Eight Bells, The Moor, Hawkhurst - Withdrawn

22/00133/FULL - Sherard House - Permitted

ii) Review of Hawkhurst Neighbourhood Plan – Cllr Escombe

A discussion on the NDP Group included an update from a meeting with TWBC planning policy, our liaison officer is Freya Jackson.

NDP Steering Groups consists of Clare Escombe, Laurence Faulkner, Ellen Neville, Gary Birch, David Warman and Chris Austin plus representatives from High Weald AONB and Weald of Kent Protection Society

Will we seek initial meeting.

A key issue is a Housing Needs Survey – Clerk to contact TWBC housing and Action for Rural Kent, research potential grants from Locality.

Note TWBC Local Plan not going particularly well regarding “duty to consult”

8. QUESTIONS AND COMMENTS FROM COUNCILLORS:

CLOSURE: 8:50

Signed

Date.....