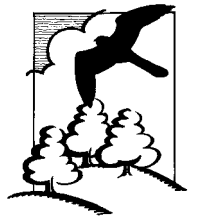


HAWKHURST PARISH COUNCIL



PLANNING COMMITTEE

Copt Hall and Zoom meeting

Thursday 17th February 2022, 7:45PM

Minutes

Present: Cllr Escombe (Chairman) and Cllr Hunt

Cllr Faulkner via zoom, not allowed to vote

Note: Due to a lack of a quorum the decisions were delegated to the Parish Clerk in consultation of the Committee

1. Welcome

2. **APOLOGIES AND REASON FOR ABSENCE:** Cllr Cory and Cllr Blake

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.*

Cllr Hunt – planning application 105

4. MINUTES OF LAST MEETING

Cllr Escombe proposed and Cllr Hunt seconded to approve the minutes of the 27th January 2022

5. Matters arising from last meeting

i) Update on the Hawkhurst Golf Club Planning Appeal – Cllr Escombe we won, however, they do have option of going to High Court or Local Plan. Next issue is the Tribunal Community Asset in March 2022

ii) Update on Dandara Planning Appeal – Cllr Escombe nothing to add at this date.

5i - Tribunal not tribute

5iii - discussion around legal compliance of allocations in Capel and Paddock Wood - 1st March 2022.

iii) TWBC Local Plan examination – Cllr Escombe the examination is starting on 1st March with details and questions on TWBC website and is split into stages.

Some key points for Hawkhurst;

1st March Capel / paddock Wood AONB

3rd May Cranbrook, Hawkhurst and Benenden

23rd May – infrastructure such as Medical Centre, Community Centre

iv) KCC Highways Improvement Plan for Hawkhurst
 Clerk noted that we said we would review in-light of the Hawkhurst Golf Club planning appeal. Compared to other Parishes Hawkhurst is very ambitious and developer led. Cllr Hunt raised the need to deal with the very small footpath from Mercers to the traffic lights, also comments about lack of Street lights in the area – Clerk to discuss with Cllr Holden

Felt that SAP are best placed to consider with focus on what can we deliver and report back to Council

6. Planning applications to be considered -
<https://twbcpa.midkent.gov.uk/online-applications/>

No	Application No	Proposal	Location
99	22/00133/FULL	Erection of a single storey rear extension (part retrospective)	Sherard House Horns Road Hawkhurst Kent TN18 4QU
It is disappointing that this is a retrospective application, and we do have some reservations about the level of detail provided. However, the extension is to the rear of the property and would not be visible from the street. It appears unlikely to impact on neighbours. This application complies with HD4, being a modest extension that is sympathetic to the host house. Therefore, HPC supports this application.			
101	22/00052/FULL	Use of buildings C and D for domestic use ancillary to the main house (retrospective)	Stockmans Cottage Water Lane Hawkhurst Kent TN18 5DL
It is disappointing that this is a retrospective application. Whilst we are not opposed to the continuation of the current use as a games room/gym/home cinema, we would be concerned if this were to become additional living accommodation. Therefore, we request that conditions are applied to restrict the use of buildings C and D and ensure that they are tied to the host house for their use only. With this in place, HPC supports this application.			
102	22/00228/FULL	Erection of extended front porch. Replacement of current roof above games room with pitched roof and dormers to convert into living space. Alterations to internal layout of existing dwelling. removal of chimney stack	Ilam House Horns Road Hawkhurst Kent TN18 4QT
Hawkhurst Parish Council does not usually support applications for extensions to the front of a property. However, in this instance, it would appear from the plans that nothing will be built in front of the current building line. We have some reservations as the proposed roof is not aesthetically pleasing, but the property is reasonably well-screened. This is a large property, set within large grounds and, in this context, the proposed extension is a modest addition to the host house. On balance, given the use of materials to match existing, we consider that this complies with HD4 of the NDP. HPC supports this application.			

103	22/00123/FULL	To remodel Yew Tree Cottage. To include new roof with new dormers & roof lights, erection of new single storey rear extension, new veranda over extension, replacement of windows and doors and alteration to fenestrations	Yew Tree Cottage Water Lane Hawkhurst Kent TN18 5DE
<p>Yew Tree Cottage is in a very exposed location on a rural lane, and Hawkhurst Parish Council is seriously concerned about the impact of these proposals on the AONB. These alterations will not only impact on the view from the rural lane but also from the nearby footpath.</p> <p>HD4 of Hawkhurst's NDP allows for extensions that are sympathetic to the style of the host house and use similar materials and fenestrations. We do not consider that to be the case for this application. The cottage will be transformed, losing much of its original character.</p> <p>HPC objects to this application.</p>			
104	22/00059/FULL	Demolition of front garden wall and excavation of soil to provide a new paved driveway. New access to main road	Eccleston Moor Hill Hawkhurst Kent TN18 4NY
<p>We are mindful that other properties on Moor Hill have created driveways in their front gardens and understand the desire to avoid having to park on the busy A229. Therefore, HPC is supportive of this application in principle but would like to see a condition that the new driveway should be constructed of permeable material.</p> <p>However, we do have some reservations as to whether there is sufficient visibility looking up Moor Hill due to the wall and raised front garden of the adjoining property.</p> <p>Therefore, HPC supports this application subject to KCC Highways confirming that the new access arrangements are safe.</p>			
105	22/00256/FULL	Removal of existing side extension and rear conservatory and erection of replacement single storey extension	Glenacres Theobalds Hawkhurst TN18 4AJ
<p>Given that this is a single-storey extension and does not extend as close to the boundary line as the current conservatory, it appears unlikely to impact negatively on neighbours. This proposal complies with HD4 of the NDP, being sympathetic to the style of the host house. We would like to see a condition requiring the extended driveway to use permeable materials. HPC supports this application.</p>			
106	22/00093/FULL	Erection of steel-framed building for storage of machinery; open store for the storage of timber; increase of existing concrete path to a yard and erection of security fence and gates to perimeter (retrospective)	Steers Field OS Plot 4766 Trenley Lane Kent
<p>It is disappointing that this is (in part) a retrospective application, and HPC is concerned that trees have already been removed prior to seeking planning permission.</p>			

This is a very rural location and we are concerned about the urbanising impact of this development, particularly with respect to the security fencing which looks out of place in this location.

From the application paperwork, it is not clear that sufficient consideration has been given to the impact on the AONB. We are concerned about the addition of lighting into this rural location and the impact that this will have on the dark skies.

Therefore, HPC **objects** to this application.

If TWBC is minded to approve this application, HPC requests that conditions are included to meet the recommendations from the ecological survey, particular attention is given to lighting levels and there is a requirement for soft landscaping to minimise the impact of the security fencing.

107	22/00072/FULL	Variation / Removal of Condition 2 (Occupancy) of 98/00244/FUL	The Bungalow High Banks Nursery Gills Green Hawkhurst Kent TN18 5EW
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HPC supported the previous application for removal of this condition. However, this was refused by TWBC as insufficient evidence was provided to support the claim that the condition was not required. Further evidence has been provided as part of this application. HPC **supports** this application.

108	22/00217/FULL	Refurbishment of bungalow, with render to all external walls, replacement window and door joinery, re-roofing and removal of chimney.	Little Mercers Highgate Hill Hawkhurst Kent TN18 4LE
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We could not find a reference to the colour of the proposed render and would request a condition that specifies this so that we can be content that it will not impact negatively on the street scene. With this in place, HPC **supports** this application.

109	22/00343/FULL	Erection of front extension, including addition of new garage to the front of the property. Erection of rear extension connecting main dwelling to existing garage. Conversion of existing garage. Replacement of existing roof including addition of first floor living space. Associated internal alterations. New rendering to exterior of property.	Pinnars , Ockley Road, Hawkhurst, Kent, TN18 4DP
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HD4 of Hawkhurst's NDP allows for extensions that are sympathetic to the host house and use similar materials and fenestrations. This application simply does not comply with this. It is a very large extension and its size and bulk, together with the proximity to the boundary are of great concern to the Parish Council.

This proposed design does not seem appropriate for a village location within the AONB and does not fit in with the surrounding area.

HPC **objects** to this application.

7. Matters for discussion

i) TWBC decisions since the last meeting – Discuss

21/04089/FULL - The Wrens Nest, Hastings Road, Hawkhurst - Permitted

21/03931/FULL - Hawkhurst Place Farm – Permitted

21/04125/FULL - Norfricot, High Street, Hawkhurst - Permitted

ii) Review of Hawkhurst Neighbourhood Plan – Cllr Escombe

Discuss formation of NDP Group:

We meeting Cllr Escombe and Faulkner meeting TWBC – will report back

Need more local residents.

Re-promote in Social Media - Clerk

8. QUESTIONS AND COMMENTS FROM COUNCILLORS:

CLOSURE:

Date.....

Signed.....