



HAWKHURST PARISH COUNCIL



PLANNING COMMITTEE

Copt Hall

Wednesday 1st June 2022, 7:15PM

MINUTES

Present: Cllr Escombe (Chairman), Cllr Faulkner, Cllr Hunt, and Cllr Cory

1. Welcome

2. APOLOGIES AND REASON FOR ABSENCE: Cllr Blake, away

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

Cllr Cory proposed and Cllr Faulkner seconded to approve the minutes of the 12th May 2022 meeting

5. Matters arising from last meeting

- i) TWBC Local Plan examination – Cllr Escombe led a debate and note that the first day specifically about Hawkhurst policies is 25th June 2022.
- ii) Brook House – Cllr Escombe led a discussion that focused on the fact that it had been approved on appeal some time ago, but TWBC and the applicant were in discussions on the reserved matters and the option of a call in was still in the table.

6. Planning applications to be considered -

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

No	Application No	Proposal	Location
1	22/002136/FULL	Erection of single storey garden studio	Wentworth Cottage Rye Road Hawkhurst Cranbrook Kent TN18 5DN
Given the size, materials and location of the proposed studio, HPC supports this application. Cllr Faulkner proposed and Cllr Cory seconded to support the application – agreed unanimously			

2	22/01048/FULL	Retrospective - Change of use of land to allow a rural children's nursery	Tarly Pit Potters Lane Hawkhurst Cranbrook Kent
<p>It is extremely disappointing that this is a retrospective application, particularly given the sensitivity of the location. HPC is concerned about the introduction of additional traffic on a narrow rural lane, but we note that KCC Highways has not objected to this. We also have significant concerns about the environmental impact of this development, particularly given the proximity of the nursery to the Ancient Woodland. It was not clear to us what provision has been put in place for drainage and ask that steps are taken to ensure that this is adequate. Despite these reservations, we are mindful that the nursery is viewed positively locally and there have been no objections from local residents. On balance, HPC supports this application with the proviso that all of the recommendations in the ecological appraisal are implemented in full.</p> <p>Cllr Hunt proposed and Cllr Escombe seconded to support the application – agreed unanimously</p>			
3	22/01296FULL	Renovation of existing detached garage/store to provide ancillary accommodation, including gym, office and utility	Woodsden Farm Barn Water Lane Hawkhurst Cranbrook Kent TN18 5AP
<p>We note that the footprint will not change and the proposal is to use traditional materials. There will be additional glazing, but this does not appear to be excessive and seems unlikely to impact negatively on the AONB. HPC supports this application but would like to see a condition that ties this building to the host house.</p> <p>Cllr Escombe proposed and Cllr Cory seconded to support the application – agreed unanimously</p>			
4	22/01308/FULL	Retrospective planning application, Erection of porch to rear of property	Louisa Lodge East Park Lane Hawkhurst Cranbrook Kent TN18 5HA
<p>It is disappointing that this is a retrospective application because the porch does not sit well with the existing house. Hawkhurst's NDP requires that extensions should be sympathetic to the host house using similar materials and fenestration (HD4). We are mindful that the porch is already in situ and meets the size parameters of permitted development. Therefore, HPC would support this retrospective application if the bricks and timberwork are painted white to match the host house.</p> <p>Cllr Escombe proposed and Cllr Hunt seconded to support the application – agreed unanimously</p>			
5	22/01318/FULL	Proposed addition of dormer to rear of property, additional internal alterations to loft space	4 Barretts Road Hawkhurst Cranbrook Kent TN18 4EE
<p>Whilst the proposed rear dormer is quite large in the context of the roof as a whole and significant bigger than the front dormer, it does not appear likely to impact negatively on neighbours. There are no objections on the planning portal. Therefore, HPC supports this application.</p> <p>Cllr Faulkner proposed and Cllr Cory seconded to support the application – agreed unanimously</p>			

6	22/01299/FULL	Erection of 3no. dwellings together with new vehicular and pedestrian access, linkway and associated parking, garaging, landscaping and biodiversity enhancements	Whiteswood Farm Whites Lane Hawkhurst Cranbrook Kent TN18 4HP
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Hawkhurst Parish Council recognises that this is an improvement on the previous application. However, many of our concerns regarding the previous application remain pertinent to this proposal.

It is still a greenfield site within the AONB outside of the LBD. Policy HD1(a) of Hawkhurst's NDP states a preference for previously developed sites over greenfield sites. We note that this application is for small-scale development and is contiguous with the LBD. However, the application does not demonstrate effective physical integration with the existing settlement patterns. This is agricultural land, which is currently an orchard. Para 7.9 of the NDP is explicit that the need to develop agricultural land needs to be demonstrated as necessary and even so should only be on land graded as 4 or 5. This does not apply in this case. Moreover, the Ecological Appraisal identifies this site as being a Priority Habitat. HPC would be very concerned to see this developed.

Whilst the inclusion of a bungalow is welcome and complies with HD3, there is limited information available to assess the extent to which this application complies with requirements such as resource efficiency. We note that 6 parking spaces are proposed - this is insufficient for this development in this location.

We are worried about the impact on the AONB, and this does not appear to have been assessed in the application, contrary to LP1 and LP2. This is particularly relevant given that it appears that substantial engineering works will be required due to the changing levels on this site. We note that there is a proposal to include a pedestrian footway and crossing point. There are limited details of how this will be achieved, particularly given the narrowness of the lane. HPC would be very concerned if this were to urbanise this important rural lane.

Given our knowledge of the area, we were surprised with the findings of the ecological appraisal. We are concerned that the timing of this (December) may, in fact, reduce its reliability. This application does not appear to propose to implement the recommended biodiversity enhancements, for example, the application form refers to a soakaway for surface water drainage whereas the Ecological Appraisal recommends SUDS. If TWBC are minded to approve this application, we would like reassurance that there will be a net gain in biodiversity, particularly given that this is a Priority Habitat.

We are particularly concerned by the lack of detailed information accompanying this application, for example, the absence of a tree survey given that the proposal would require removal of trees and hedgerow. HPC's Tree Policy requires that 3 trees should be planted for every tree that is removed. There also needs to be far more information relating to drainage of both surface water and foul sewage.

We are extremely concerned by the proposed access, particularly in light of the Road Safety Audit report and the applicant's refusal to accept the recommendation to move the access. Furthermore, it does not appear that any consideration has been given to the fact that there are currently trees and a streetlight where the access is proposed.

There are flaws with the Transport Statement. For instance, as of September there will no longer be a non-selective secondary school at Cranbrook. Furthermore, there is at present doubt as to the future of the school bus to Tenterden. The walking distances appear to rely on the use of Queens Road to access the facilities at the village centre, but this ignores the fact that there is no pavement along sections of Queens Road. Moreover, Queens Road is used by traffic cutting through to avoid the queues at the crossroads.

As residents of Hawkhurst, we find it hard to reconcile our experience with the statement that "buses are plentiful and regular at this location, which provides excellent transport support for school, commuting and sustainable travel choices." The suggestion that Etchingham station

could be reached within 11 minutes by car from this location is farcical and indicates no knowledge of the local road network. This impression is reinforced by the suggestion that cycling to Etchingham is a viable option.

This application and the reports that accompany it ignore the importance of Whites Lane, an historic routeway, which is of great value to the village for walking, cycling and riding. Indeed, White's Lane is within the top 30% of lanes with high landscape and amenity value in the borough. The Parish Council is keen to resist any increase in traffic on this rural lane. Indeed, HPC's Walking and Cycling Strategy recommends that Whites Lane should be designated as "access only" in light of its recreational value to the village.

At this time, HPC cannot see any public benefit in these proposals that would outweigh the negative impact on the village. Therefore, HPC **objects** to this application and requests that it is considered a category Y application.

Cllr Faulkner proposed and Cllr Cory seconded to object to the application – agreed majority 3 for 1 against

7	22/01456/FULL	Change of use of existing ground floor shop to one ground floor flat with alterations to side elevations and retention of existing shopfront - Renewal of application 19/00402/FULL	Weald Society For The Disabled Ockley Road Hawkhurst Cranbrook Kent TN18 4D
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We appreciate that this is a renewal of a previously approved application. However, the proposals are not entirely clear as it includes reference to the original design which proposed changes to the frontage and the previously approved design that retained the existing frontage.

Given the amount of time that has passed since this application was first submitted, we have some questions as to whether the situation has changed with regards the viability of the unit as a shop. The vast majority of Hawkhurst's retail units are now occupied.

As per HPC's previous comments, we are very concerned that there is no parking provision for this application. We would also like to see further consideration given to the storage of rubbish and recycling bins.

Nevertheless, given our previous support for this application, HPC **supports** this application as long as the existing frontage is retained.

Cllr Hunt proposed and Cllr Cory seconded to support the application – agreed unanimously

7. Matters for discussion

i) TWBC decisions since the last meeting

- 21/03094/FULL - Eight Bells - permitted
- 22/00754/FULL - Hawthorn Cottage - permitted
- 22/00059/FULL – Eccleston - permitted
- 22/00753/LBC - 2 Jasmine Cottages – permitted
- 22/00096/FULL - 4 Ridsen Clock House - permitted
- 22/00097/LBC - 4 Ridsen Clock House – permitted
- 22/00818/FULL - Camerons,- Permitted
- 22/01056/FULL - Audley House - Permitted

ii) Review of Hawkhurst Neighbourhood Plan

Cllr Escombe led a discussion on formation of NDP Steering Group. The group have meet and are proposing a draft Terms of Reference to the next Council meeting

8. QUESTIONS AND COMMENTS FROM COUNCILLORS:

Concerns about cutting down woodland along Stream lane – an issue for the NDP.
Tree Protection Orders should be a regular item

See link to TWBC TPO map

<https://tunbridgewells.maps.arcgis.com/apps/webappviewer/index.html?id=746f3da718984df2a1e144b22628cd4c>

Who cuts back vegetation along footpaths – the land owner is responsible. HPC currently doing KGV area and will double check area around Fowlers Wood. **(done)**

Following a discussion Cllr Faulkner was nominated as Vice Chairman

CLOSURE: 8:30pm

Signed.....

Date.....