



## HAWKHURST PARISH COUNCIL MINUTES PLANNING COMMITTEE

### Meeting Thursday 14 July 22, 7:15PM Copt Hall

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

**Public:** None in person or by zoom

**Staff present:** Ms A Maxwell

1. **APOLOGIES AND REASON FOR ABSENCE:** received from Cllr Blake
2. **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.*
3. **Resolved to approve the minutes from meeting of 23<sup>rd</sup> June 2022.**
4. **Matters arising from last meeting**
  - i) TWBC Local Plan examination –  
Cllr Escombe gave an update, areas that had been mentioned were Gills Gill business park, medical centre site, (exhibition is due to be held in the Copt Hall tomorrow by the developers) and Community and Sports centre.
  - ii) Neighbourhood Plan review - post card has been designed to engage residents. Looking to include heritage assets and Tree Preservation Orders (TPOs) in the review
5. **Adjournment for Public speaking.** No members of the public spoke.  
**Planning applications considered were;**

No	Application No	Proposal	Location
16	22/01871/FULL	Installation of wheelchair ramp	2 Hartnokes Hawkhurst Cranbrook Kent TN18 4ED
Hawkhurst Parish Council is <b>supportive</b> of this application as the ramp is clearly essential to provide access to the property. However, we do have some reservations about the visual impact on the green verge and street scene. This is largely due to the metal railings and we would appreciate it if consideration could be given to the use of something less "industrial" and more appropriate to a village location in the AONB - perhaps, wooden posts and rails? <b>Resolved</b> to Support			
17	22/01874/MOD106	Demolition of existing house, garage and outbuildings, Erection of replacement dwelling with new garage and associated outbuildings, Conversion of barn into living space	The Bungalow High Banks Nursery Gills Green Hawkhurst Cranbrook Kent TN18 5EW
Having supported the removal of the planning condition, HPC <b>supports</b> the discharging of the S106 agreement in relation to this aspect. <b>Resolved</b> to Support			
18	22/01815/SUB	Submission of details in relation to conditions 16 (External Lighting), 18 (Surface Water Verification), 21 (Landscaping), 24 (Privacy Screen) of 19/01271/FULL	The White House Highgate Hill Hawkhurst Cranbrook Kent TN18 4FH
Whilst not objecting to this application, HPC does have some concerns. The extent of the external lighting appears excessive. We would like reassurance that this level of lighting is required and that efforts have been made to ensure that it casts light downwards and will be timed appropriately.			

We still have concerns about the SUDS and the impact on Highgate Hill. However, we appreciate that this scheme has been approved.

We are content to rely upon the expertise of TWBC planning officers to ensure that this meets the conditions. **Resolved** to Support

19	22/01731/FULL	Provision of a two-storey rear extension, a side extension, porch and alterations to the existing dwelling	Delmonden Green Farm Delmonden Lane Hawkhurst Cranbrook Kent TN18 4XJ
<p>HPC has reservations about this application. Delmonden Green Farm is extremely visible from the footpath that runs to the south of it. This is the Sussex Border Path. At present, the property, appears as a traditional Kent farmhouse and sits well within its setting.</p> <p>The proposal is for a large extension of some 368 cubic metres which is well in excess of the maximum of 250 cubic metres that H11 indicates should be considered modest. We appreciate that the figures given in H11 are for guidance, but this proposal is far from modest.</p> <p>HD4 of Hawkhurst's NDP requires that extensions are to be sympathetic with the style of the host house and use similar materials and fenestration. This is not the case for this application. The proposed elevations show significantly more glazing to the side and rear of the property. These are the two elevations that are seen from the Sussex Border path. This does not, therefore, comply with HD4.</p> <p>Suggesting as the applicant does that the impact of the extension is minimised by it being to the side and rear of the existing house is quite simply inaccurate. In fact, these are the elevations that have the most impact on the AONB.</p> <p>The views from the footpaths in the vicinity of Delmonden Green Farm are stunning, with the charm of the existing house contributing to this. In our opinion, this extension, as it is currently proposed, will have a negative impact on the AONB and is contrary to policy LP1 of the NDP.</p> <p>Therefore, HPC <b>objects</b> to this application. <b>Vote</b> 2 in favour and two against, Chairman casting vote against.</p>			
20	22/01393/FULL	Proposed moving of the main entrance to the south elevation, enclosing of eastern cart bay, infill of door on north eastern elevation, addition of a roof light	The Granary Slip Mill Lane Hawkhurst Cranbrook Kent TN18 5AB
<p>HPC was in support of the previously approved works. Having reviewed the paperwork associated with this application, we feel that these proposals are an improvement on those previously approved. Therefore, we <b>support</b> this application. <b>Resolved</b> to Support</p>			
21	22/01394/LBC	Proposed moving of the main entrance to the south elevation, enclosing of eastern cart bay, infill of door on north eastern elevation, addition of a roof light	The Granary Slip Mill Lane Hawkhurst Cranbrook Kent TN18 5AB
<p>HPC <b>supports</b> this application as long as the Conservation Officer is content with the proposed works. <b>Resolved</b> to Support</p>			
22	22/01017/REM	Approval of Reserved Matters (Appearance, Landscaping, Layout, Scale) - Erection of 25 apartments including details of the layout, scale, appearance, internal access roads and landscaping of the development and associated infrastructure and earthworks	Brook House Cranbrook Road Hawkhurst Cranbrook Kent TN18 5EE

HPC raised a range of concerns in its initial response to this application. The addition of the Design and Access statement does little to address these.

There is now some information on materials provided, but this is still too imprecise to give us as any comfort. For instance, it is unclear what "clay tiles or similar" actually means. Also, we could not see any details about the weatherboarding other than the colour. Is this proposed to be timber?

No additional information has been provided on drainage, landscape and ecology, parking provision etc.

We are still extremely concerned, as are residents, how the signalised access for this development will impact on both traffic congestion and the AQMA.

Further concerns have been raised with us since our initial comments. These include a query over the accuracy of the boundary shown on the plans, a lack of clarity about the impact of the varying levels on the site, and the provision of the car parking shown under the trees. These trees are not very healthy at this time and much of the greenery in this area is actually undergrowth. Clearance of the undergrowth to allow for parking would leave this area very open and without appropriate screening.

HPC asked that this should be treated as a Category Y application. We are aware that Cllr Palmer requested this application was called in. However, if for any reason the decision does not go to the planning committee, our request that this is considered a Category Y application stands.

**Resolved** to request call in from our Borough Councillor Cllr Palmer.

## 6. Matters for discussion

### i) **TWBC decisions since the last meeting;**

22/00983/FULL - St Ronans School - withdrawn

22/01084/FULL – Beech Cottage, Stream lane. TN18 4RB - Permitted

22/01308FULL - Louisa Lodge East. TN18 5HA - Permitted

### i) **Review of Hawkhurst Neighbourhood Plan**

Cllr Escombe - Update from NDP Steering Group. Elected a Chair and Vice chair.

Looking to hold a workshop for the village to attend 17<sup>th</sup> September at Copt Hall.

Potential grant may be available to help with housing needs survey.

ii) **Development in Woodsden** – email received from resident requesting the Council to note the current development in this area of the village and he is concerned by this, particularly the infrastructure & board band coverage. The board band issues in the village are being looked at by the SAP Committee.

It was agreed that it should be suggest that the resident writes a similar letter to TWBC and Open Reach. Deputy Clerk to action.

## 7. QUESTIONS AND COMMENTS FROM COUNCILLORS

i) What is happening with the planning application for the old Barclays Bank?

Action - Deputy Clerk to make enquiries

ii) APNR email seeking HPC views following an email previously sent round.

Letter/email to be taken to full Council for further discussion.

iii) Email received suggesting planting trees to help with air quality in the village. Committee felt it was a good idea.

**CLOSURE:** 8:45pm

Signed.....Dated.....