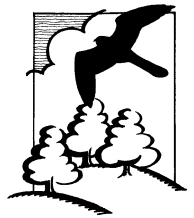


# HAWKHURST PARISH COUNCIL



## PLANNING COMMITTEE

Copt Hall

Thursday 23<sup>rd</sup> June 2022, 7:15PM

### MINUTES

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

Also present Clerk

**1. Welcome**

**2. APOLOGIES AND REASON FOR ABSENCE:**

**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.*

**4. MINUTES OF LAST MEETING**

**Cllr Faulkner proposed and Cllr Cory seconded to approve the minutes of the 1<sup>st</sup> June 2022 – agreed unanimously**

**5. Matters arising from last meeting**

i) **TWBC Local Plan examination** – Cllr Escombe explained next major day for Hawkhurst is 7<sup>th</sup> July 2022, infrastructure, GP surgery Community Centre etc

**6. Planning applications to be considered -**

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

No	Application No	Proposal	Location
8	22/001370/FULL	Demolition of existing conservatory and proposed replacement single storey rear extension; Partial demolition of existing porch, proposed replacement porch; Installation of roof lights and internal alterations	Kent Bridge Granary Horns Hill Hawkhurst Cranbrook TN18 4XH
The application is for a modest extension. It will not be visible from the road, and appears unlikely to impact on either the AONB landscape or neighbouring properties. Therefore, HPC <b>supports</b> this application.			

9	22/01463/FULL	Demolition of existing house, garage and outbuildings, Erection of replacement dwelling with new garage and associated outbuildings, Conversion of barn into living space	Thorpes Farm House Stream Lane Hawkhurst Cranbrook Kent TN18 4RD
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A number of residents raised some key points:

- NPF and TWBC Local Plan notes the importance of conserving and enhancing existing properties
- Hawkhurst NDP mentions enhance and preserve plus against loss of significant building
- The proposal goes against all these policies
- A new building has a significant environmental impact compared to a restoration of an existing building
- A new building will have an impact on the neighbouring properties.

HPC is extremely concerned by this application which will have a detrimental impact on the character and appearance of Stream Lane. The proposed dwelling is completely out of keeping for this rural location - in appearance and size. The existing farmhouse is highly visible from both the lane and the Sussex Border path. Currently, it is a very attractive house (especially when seen from Stream Lane). It sits well within this rural setting between the Oast House and a terrace of farm cottages. Stream Lane is identified as one of the top 10% to 20% of lanes in the borough in terms of high landscape and amenity value, and this part of Stream Lane is particularly attractive with views opening out across the landscape.

This proposal completely ignores the agricultural heritage of Thorpes Farm and the area more widely. LP2 of Hawkhurst's NDP seeks to conserve and enhance the HW AONB, including through use of the HW AONB Management Plan. LP1 of the NDP requires that developers should demonstrate that their proposals will not have an unacceptable visual impact on the landscape setting. This application does not comply with either of these policies, as the existing traditional farmstead will be lost, being replaced by a design that bears no relationship to the traditional architecture of this part of Hawkhurst, contrary to HD4 of the NDP.

Settlement is one of the five defining components of character of the HW AONB, with key characteristics including farmsteads and their location along routeways, as is the case in this instance. Two of the top five issues identified in the HW AONB Management Plan are relevant to this application: erosion of AONB character through large/landscape-intrusive replacement dwellings, and fragmentation and suburbanisation of historic farmsteads and the conversion of agricultural buildings to residential use. This application conflicts with Objective S2 and S3 of the HW AONB Management plan in that it fails to protect the distinctive character of the farmstead and fails to enhance the architectural quality of the High Weald and ensure development reflects the character of the High Weald in its scale, layout and design.

HD4 of Hawkhurst's NDP requires that new dwellings should be small or domestic in scale. There is an acceptance that there may be scope for larger properties on the outskirts of the village, but these need to be demonstrated as appropriate through good design. This has not been achieved in this case.

HD3 and HD4 both set expectations regarding resource efficiency. This proposal, which seeks to demolish the existing house and construct a new dwelling, is entirely at odds with this.

It does not appear that the impact of this development on the neighbouring Oast House and nearby listed buildings has been given any detailed consideration.

It is disappointing that there is so little detail provided for this application, which clearly will have a significant impact on the character of Stream Lane. If TWBC were minded to approve

this application, we consider it essential that a proper farmstead assessment is carried out in line with TWBC guidance as well as the appropriate ecological surveys.

HPC **objects** strongly to this application and requests that it is considered a Category Y application.

10	22/01526/FULL 22/01527/LBC	Addition of rear roof light and new window to cloakroom on rear elevation, partial removal of boundary wall and erection of new gates to form parking and turning area in the rear garden.	Market Cross The Moor Hawkhurst Cranbrook Kent TN18 4RS
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We would have preferred it if it was possible to avoid the loss of the wall. However, we understand the applicant's desire to be able to create a parking area in their rear garden and note that the neighbouring property already has done so. From the application paperwork, it appears that consideration has been given to the quality of the proposed gates. We believe this to be crucial in minimising the impact on the conservation area.

HPC **supports** this application.

11	22/01546/FULL	Demolition of existing rear conservatory and replacement with new extension, addition of first floor dormer above new extension. Addition of canopy and removal of window from east side of property.	3 The Stables Cowden Lane Hawkhurst Cranbrook Kent TN18 4LQ
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Given the overall similarity to the previously approved scheme, HPC **supports** this application.

12	22/01622/FULL 22/01623/LBC	Refurbishment works to a Grade II listed end-of-terrace dwelling, Removal of existing rear store, alterations to external doors and windows, internal alterations, associated landscaping	1 Northgrove Terrace High Street Hawkhurst Cranbrook Kent TN18 4AQ
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HPC **supports** this application as long as the Conservation Officer's comments are addressed.

13	22/01579/FULL	Erection of single storey extension, associated hardstanding and landscaping	Hensill Stables Hensil Lane Hawkhurst Cranbrook Kent TN18 4QH
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We are a little uncomfortable with this application. HPC supported the original application for conversion at least in part because it retained the existing footprint of the stable block.

Nevertheless, the current proposal does not appear to be excessive. Therefore, HPC **supports** this application.

14	22/01684/FULL	Erection of single-story rear extension with lantern roof	4 Bokes Farm Cottages Horns Hill Hawkhurst Cranbrook Kent TN18 4XE
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This is a modest extension using materials to match existing and therefore complies with HD4 of Hawkhurst's NDP. Therefore, we **support** this application.

15	22/01351/FULL	Erection of extension to workshop	Beacon House Foxhole Lane Hawkhurst Cranbrook Kent TN18 5DP
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Given the location of the workshop and the degree of screening from the Rye Road, it does not appear likely that this will have a negative impact on neighbouring properties. The choice of materials matches those of the existing workshop.

HPC **supports** this application.

## 7. Matters for discussion

- i) **TWBC decisions since the last meeting** – Discuss  
22/01106/FULL - Park Farm, Water Lane - Permitted  
22/00980/FULL – Everdon - Permitted  
22/01224/FULL - 14 Sandrock Villas - Permitted  
22/00758/FULL - Victoria House Rural - Permitted  
22/00213/FULL - Wentworth Cottage - Permitted  
22/01122/TPO – Lillesden - Permitted

- ii) **Review of Hawkhurst Neighbourhood Plan** – Cllr Escombe

NDP Steering Group Terms of Reference agreed at Council. 17<sup>th</sup> September 2022 reserved.

- iii) **Tree Preservation Orders** – Discussion – Clerk to add TWBC link to HPC website – issue for NDP review

## 8. QUESTIONS AND COMMENTS FROM COUNCILLORS

Cllr Hunt raised the issue of some very low braches overhanging the Highgate Hill footpath.

Cllr Escombe circulated some TWBC leaflets about planning issues in a Conservation area

**CLOSURE:** 8:45pm

Signed.....

Date.....