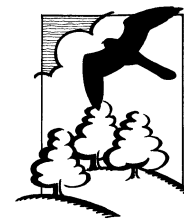


HAWKHURST PARISH COUNCIL
MINUTES of the **PLANNING COMMITTEE**
Held at Copt Hall Thursday 25th August 22 at 7.15pm



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

Public: No members of the public present.

Staff present: No staff present

1. **APOLOGIES AND REASON FOR ABSENCE:** received from Cllr Faulkner, unwell
2. **DECLARATION OF INTERESTS:** Cllr Hunt item 33.
3. **Resolved to approve the minutes from meeting of 4th August 2022. Vote four for and one abstain.**
4. **Matters arising from last meeting**
 - i) TWBC Local Plan examination – Cllr Escombe nothing to update
 - ii) Tree Preservation orders – deferred to Neighbourhood Development Plan
5. **Adjournment for Public speaking.** None

Planning applications considered were;

No	Application No	Proposal	Location
32	22/02193/FULL	Demolition of existing outbuildings (garages and storage), proposed replacement outbuilding to provide living accommodation and associated landscape, introduction of solar panels	Risden Walled Garden Rye Road Hawkhurst Cranbrook Kent TN18 5DP

Hawkhurst Parish Council notes that the applicant provides volume figures to demonstrate that this proposal should be considered modest in lines with H11. However, this does not appear to be an application for an addition to an existing dwelling, rather it appears as an application for a separate dwelling. The plans show a bedroom, bathroom, living room, office, kitchen/dining room, utility room, toilet, store and hall.

Therefore, we have considered this application against policy HD1(a) of the Hawkhurst NDP. The application does not accord with this policy as it is neither within the limits of built development or within walking distance of shops and amenities.

We appreciate that this development would not be visible from the Rye Road. However, we are concerned about the potential impact on Riseden Clockhouse given its listed status. Therefore, we would appreciate the views of the Conservation Officer on the heritage impacts of this proposal, as this does not seem to have been addressed in the application paperwork.

HPC also has some concerns around the access on to the Rye Road. We realise that there is no intention to add a new access, but this is a busy stretch of road with serious speeding issues, and we would be worried about any increase in use of this access.

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<p>We are also mindful that the pre-application advice indicated that the applicant should substantially reduce the size of the proposal. This has not happened.</p> <p>Therefore, HPC objects to this application.</p>			
33	22/02224/FULL	Single storey rear extension	Rivington Theobalds Hawkhurst TN18 4AJ
<p>Whilst Rivington has already been previously extended, the proposed extension does not seem excessive when considered in light of the plot as a whole. The extensions appear sympathetic to the host house as required by HD4 of the NDP. The proposed extension is to the rear of the property and appears unlikely to impact on neighbours. The fact that there are no objections on the planning portal lends weight to this view.</p> <p>Hawkhurst Parish Council supports this application.</p>			
34	22/01598/FULL	Conversion of existing farm office into residential accommodation for agricultural occupation	Duvals Farm Whites Lane Hawkhurst Cranbrook Kent TN18 5DD
<p>We note that this application does not require any external changes to the existing farm office. This, coupled with the removal of the caravan that was previously used for accommodation, seems likely to reduce the impact on the AONB.</p> <p>However, we would not be supportive of this application if it were not for agricultural occupancy. Therefore, HPC requests that conditions are applied requiring agricultural occupancy and ensuring that this accommodation remains linked to the host house. In these circumstances, HPC supports this application.</p>			
35	22/02242/TWORK	Two 10m wooden poles for Openreach	Telecoms notification Land at Hartnokes & Whites Lane
<p>No comment.</p>			
36	22/02225/TCA	Trees in Conservation Area - T1 - Horse Chestnut - Full Removal	Holly Shaw Cottage Queens Road Hawkhurst Cranbrook Kent TN18 4HG
<p>Hawkhurst Parish Council is supportive of this application but would like to request that the tree that is removed is replaced with another tree to minimise the impact on the street scene in the conservation area.</p>			

6. Matters for discussion

i) TWBC permitted since the last meeting:

22/01579/Full: Hensil Stables

22/01874MOD106: High Banks Bungalow

Withdrawn:

22/01731/Full: Delmonden Green Farm

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ii) Hawkhurst Neighbourhood Plan.
Steering Group has not met since the last meeting

iii) Hurst Green Neighbourhood Development - Cllr Escombe
Document circulated to be discussed at next meeting

7. Questions and Comments from Councillors: None

8. Date of next meeting: Thursday 15th September

9. Closure at 19.35

Signed Chairman.....Date.....

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