



# HAWKHURST PARISH COUNCIL MINUTES PLANNING COMMITTEE

## Meeting Thursday 4th August 22, 7:15PM Copt Hall

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

**Public:** Two members of the public and one member of the public spoke.

**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 14th July 2022. Vote three for and two abstain.**
4. **Matters arising from last meeting**
  - i) TWBC Local Plan examination – Cllr Escombe nothing to update
  - ii) Tree Preservation orders – deferred to next meeting
5. **Adjournment for Public speaking.** A resident spoke regarding the application Proposed Development of a Photovoltaic Solar Array, Battery Storage and Associated Infrastructure. He read a statement out outline his concerns regarding this development in the AONB and ask for the committee to consider his points.

### Planning applications considered were;

No	Application No	Proposal	Location
23	22/02158/FULL	Two single storey extensions to front of dwelling	8 Barretts Road Hawkhurst Cranbrook Kent TN18 4EE

Whilst HPC would not normally support extensions to the front of a property, permission has previously been given for alterations to the front of this house. There are also front extensions on neighbouring properties. Consequently, it is not felt that this proposal would have a negative impact on the street scene. Therefore, HPC **supports** this application.

24	22/02077/FULL	Conversion of the former Barclays bank into two self-contained residential units	Barclays Bank Plc High Street Hawkhurst Cranbrook Kent TN18 4AE
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Hawkhurst Parish Council is mindful that this is based on a previously approved application. This development would represent a significant improvement on the existing empty building.

We note the concerns raised about noise but assume that this can be addressed. There are many other residential properties in this location.

The proposal complies with HD1 and HD2 of Hawkhurst's NDP, being the redevelopment of a brownfield site providing two 2-bedroom properties within walking distance of the village's amenities. It has been thoughtfully designed to suit its location in the conservation area

HPC does have reservations about the lack of parking for this development. Poor transport links and limited employment opportunities within Hawkhurst mean that it is unlikely that future

<p>residents of these properties would not have at least one car. We also have concerns about the lack of private amenity space which is a requirement of HD4 of the NDP.</p> <p>Nevertheless, Hawkhurst Parish Council feels the positives outweigh these concerns and <b>supports</b> this application.</p>			
25	22/02020/FULL	Relocation of existing static home and erection of shared dayroom	Heartenoak Farm Heartenoak Road Hawkhurst Cranbrook Kent TN18 5EY
<p>Hawkhurst Parish Council felt this application lacked detail. The plans were confusing as they did not appear to accord with the description of a shared dayroom. Without dimensions it was hard to judge the size of the proposed building. There is no assessment of the impact on the AONB as is required by the Hawkhurst NDP. It is outside of the LBD and will be a permanent structure on this site.</p> <p>Therefore, HPC <b>objects</b> to this application.</p>			
26	22/02018/LBC	Demolition of existing conservatory and existing timber balcony, Addition of 3 no. roof lights, changes to fenestration, Internal alterations including, removal of internal walls, Demolition and rebuild of existing external rear wall to living room, Removal of ceiling linings, vaulting existing living room, Erection of a new timber car barn, Removal of existing porch canopy, replace with new, Associated external works, including widening of existing gated entrance, new gravel drive, new gates	Ragstone Barn Conghurst Lane Hawkhurst Cranbrook Kent TN18 4RW
<p>Whilst we are broadly supportive of this application, we have some questions as to whether the amount of work proposed (such as removal of the fireplace etc.) is appropriate in a listed building.</p> <p>We <b>support</b> this application as long as the conservation officer is content with the work proposed.</p>			
27	22/02017/FULL	Demolition of existing conservatory and existing timber balcony, Addition of 3 no. roof lights, changes to fenestration, Internal alterations including, removal of internal walls, Demolition and rebuild of existing external rear wall to living room, Removal of ceiling linings, vaulting existing living room, Erection of a new timber car barn, Removal of existing porch canopy, replace with new, Associated external works, including widening of existing gated entrance, new gravel drive, new gates	Ragstone Barn Conghurst Lane Hawkhurst. Kent TN18 4RW
<p>In general, Hawkhurst Parish Council is supportive of this proposal, which appears to be an improvement on Ragstone Barn as it is currently.</p> <p>We can see the attraction of the proposed new access, drive and garage. However, we have some reservation as to the impact this will have on the residents of the attached Oast. However, we note that there have been no objections on the planning portal.</p> <p>Therefore, HPC <b>supports</b> this application.</p>			
28	22/01987/FULL	Erection of single storey extension as an alternative to the approved 2 storey extension approved under 18/01951/FULL, Erection of new porch to front elevation.	Westwell Stream Lane Hawkhurst Cranbrook Kent TN18 4RD

<p>The proposed extension is smaller than that which already has approval. The addition of the porch is not considered to impact negatively on the street scene. Therefore, HPC supports this application.</p>			
29	22/01900/FULL	Erection of single storey extension to rear. Conversion of garage with new flat roof	14 Oaklands Road Hawkhurst Cranbrook Kent TN18 4LL
<p>The choice of materials to match existing aligns with HD4 of the Hawkhurst NDP. The proposed extension is quite large and relatively close to the boundary with the neighbouring property. However, given that it is single storey it seems unlikely to impact negatively on neighbours. The absence of objections on the planning portal lends weight to this view.</p> <p>We have some reservations about the loss of parking due to the conversion of the garage. But we are mindful that a recent application involving the demolition of a garage in Oaklands Road has been approved.</p> <p>Therefore, HPC <b>supports</b> this application.</p>			
30	22/01884/FULL	Proposed Development of a Photovoltaic Solar Array, Battery Storage and Associated Infrastructure	Land At Lower Ellenden Farm Water Lane Hawkhurst Cranbrook Kent TN18 5AX
<p>Hawkhurst Parish Council objects in the strongest possible terms to this application which is completely inappropriate in this sensitive AONB location.</p> <p>The Lower Ellenden Farm application should be considered alongside the application at Netters Farm. Both application sites are very large and the resulting development would dominate what should be a protected landscape.</p> <p>This application conflicts with LP1 of the Hawkhurst NDP which requires that developers demonstrate that their proposals will not have an unacceptable adverse visual impact on the landscape setting of the village. The application site falls within one of the principal views that should be protected through this policy.</p> <p>The application site is highly visible and this proposal will have an adverse impact on the AONB landscape. Indeed, as stated in the Design and Access statement, "There would therefore be an increase in the perception of built development from within the local landscape that would have a degrading influence at a localised level."</p> <p>The applicant's own analysis in the LVIA indicates that there will be significant adverse landscape and visual effects in both the short and long term. Not only does this not accord with the policies of Hawkhurst's NDP, but it conflicts with requirement to conserve and enhance the AONB in the NPPF.</p> <p>Seven of the nine viewpoints considered, are predicted to experience long-term adverse impacts. This includes those on PRoW WC179, WC225, WC186 and WC181.</p> <p>The High Weald AONB Management Plan highlights the importance of Other Qualities of the High Weald which enrich its character components. These include scenic beauty and glimpsed long views; unspoilt rural landscape with a sense of naturalness unusual in South East England; intrinsically dark landscapes with a sense of remoteness and tranquillity.</p> <p>Objective OQ4 of the Management Plan is to protect and promote the perceptual qualities that people value. The rationale for this objective is to ensure that the special qualities people value,</p>			

such as tranquillity, dark skies, sense of naturalness and clean air, are recognised and taken account of in AONB management. Actions to meet this objective include act to reduce the scenic impact of intrusive development. These proposed solar farms are completely at odds with this.

We are particularly concerned by the loss of agricultural land. Hawkhurst's NDP requires development on agricultural land to be restricted to grade 4 and 5 land. This is not the case on this site. The Parish Council cannot support the loss of agricultural land (or limitations on its use - these fields have been used for arable farming in the past) at a time of growing food insecurity.

The proposed buffer to the Ancient Woodland is insufficient.

Water Lane is a single-track lane which already struggles to cope with the existing level of traffic. It is not suitable for the construction traffic, even for a limited period of time. We share residents' concerns about the impact on the verges of this rural lane.

HPC recognises the importance of renewable energy in combating climate change. However, this should not be at the expense of the protected landscape of the AONB. The Pre-application advice given by TWBC is summarised in the application form as: "Although the Local Planning Authority are supportive of the principle of renewable energy schemes, there are significant concerns about the proposal given the size of the development and its highly sensitive location within the High Weald AONB and open countryside. The development also has the potential to harm the setting of nearby heritage assets. Given the high sensitivity of the site, I recommend that you do not proceed further with your enquiry and explore other less sensitive locations."

The construction of solar farms on farmland in the heart of AONB countryside is incredibly short-sighted. Solar technology is advancing rapidly: solar tiles and solar windows are already available in the UK. Moreover, there are far less harmful places to site a solar farm, such as alongside existing road and rail networks, brownfield sites etc.

If this application is not called in, HPC requests that is considered a category Y application.

31	22/01858/LBC	Remove existing poor quality repair work that is not fit for purpose, structurally unsound and without listed planning consent and replace (as much as reasonably practical) with traditional timber and craftsmanship inline with original building layout.	Home Farmhouse Water Lane Hawkhurst Cranbrook Kent TN18 5DL
Hawkhurst Parish Council <b>supports</b> this application as it is evident that the work is required.			

## 6. Matters for discussion

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

Application Number	Proposal	Location
22/01318/FULL	Proposed addition of dormer to rear of property, additional internal alterations to loft space.	4 Barretts Road, Hawkhurst, Kent.
22/01684/FULL	Erection of single story rear extension with lantern roof	4 Bokes Farm Cottages, Horns Hill, Hawkhurst
22/01871/FULL	Installation of wheelchair ramp	Installation of wheelchair ramp
22/01394/LBC	Listed Building Consent: 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.Kent, TN18 5AB

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, Kent, TN18 5AB
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. TN18 4DY
22/01623/LBC	Listed Building Consent - 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. TN18 4AQ
22/01622/FULL	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. TN18 4AQ
22/01351/FULL	Erection of extension to workshop	Beacon House, Foxhole Lane, Hawkhurst.
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. TN18 4LQ
21/03490/FULL	Demolition of existing Pavilion and garage, construction of new community centre, car parking, landscaping, external storage unit, and alterations to existing vehicular access also including change of use of part of the site from agricultural to amenity to extend the recreation area	King George V Playing Fields, The Moor, Hawkhurst, Cranbrook, Kent
22/01370/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. TN18 4XH

Withdrawn – it was noted that Thorpes Farm application had been withdrawn

- i) **Review of Hawkhurst Neighbourhood Plan** – no update, as meeting had not taken place.

## 7. QUESTIONS AND COMMENTS FROM COUNCILLORS

- i) Local plan was mentioned relating to the land north of Birchfield Grove, concerning access through it following the recent exhibition for a medical centre supported by housing on the site.
- ii) Provision of electric charging points and a government scheme that had been rolled to councils previously was raised. The Parish Council had not been aware of the scheme but it was felt the infrastructure for these would be picked up with the NDP.

## 8. CLOSURE: 8:05pm

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