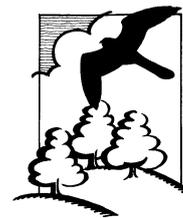


HAWKHURST PARISH COUNCIL
MINUTES of the PLANNING COMMITTEE

Held at King George V Sports Pavilion Thursday 17th November 22 at 7.15pm



Present: Cllr Escombe, Cllr Cross, Cllr Eccles, Cllr Faulkner, Cllr Hunt and Cllr Cory

Public: None

Staff present: Ms A Maxwell, Deputy Clerk

1. APOLOGIES AND REASON FOR ABSENCE: None

2. DECLARATION OF INTERESTS: None

3. Resolved to approve the minutes from meeting of 27th October 2022, deferred to next meeting.

4. Matters arising from last meeting

- i) TWBC Local Plan examination – Cllr Escombe updated Committee.
- ii) S106 for Land at rear of Birchfield to request land for allotments.

5. Adjournment for Public speaking. None

Planning applications considered were;

No	Application No	Proposal	Location
58	22/03092/FULL	Erection of two-storey rear and side extension, Erection of porch, Alterations to the existing dwelling	Delmonden Green Farm Delmonden Lane Hawkhurst Cranbrook Kent TN18 4XJ

This revised application has significantly reduced the extent of the glazing and, as a consequence, is far more appropriate for its sensitive AONB setting. Hawkhurst Parish Council still has reservations about the size of the proposed extension, which is well beyond the 250 cubic metres suggested as a maximum in the guidance for H11. However, we note that the comments in the application paperwork that indicate that the planning officer does not consider the size of the extension to be an issue. Moreover, we recognise that the property sits within a large plot, as a result of which, the proposals do not appear excessive. The choice of materials and the changes in design mean that the extension now appears sympathetic to the host house, and, therefore, complies with HD4 of the NDP.

We are mindful that all planning applications should demonstrate biodiversity net gain. However, HPC would support a pragmatic approach if this is TWBC's intention. Therefore, we would be content if this application was approved with the requirement for some ecological enhancements, for example, bird boxes.

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HPC supports this application.			
59	22/03128/FULL	Erection of new vehicular access	The Bungalow High Banks Nursery Gills Green Hawkhurst Kent TN18 5EW
<p>Hawkhurst Parish Council would support this application as long as KCC Highways are satisfied that a new access in this location would be safe, particularly given its proximity to the entrance for the business park as well as High Banks Nursery and Gills Green.</p> <p>We would like to see a requirement for the access to use porous materials to minimise the risk of flooding.</p> <p>We are mindful that all planning applications should demonstrate biodiversity net gain. This has not been addressed in this application. We note that there is a need to remove some of the existing hedgerow to form the access. Therefore, we would like to see some enhancement to biodiversity, particularly in terms of planting of native hedgerow.</p>			
60	22/00047/FULL	Car park management system and associated signage	Royal Oak Hotel Rye Road Hawkhurst Kent TN18 4EP
<p>HPC recognises that this revision is an improvement on the initial application. However, we still feel that it results in too much visual clutter in the Conservation Area - the proposal is still for four signs. We have concerns over the impact of mounting the camera on the listed building, but will rely on the Conservation Officer's advice in relation to this.</p> <p>However, our greatest concern relates to the intention to use this car park as a paid public car park. The access to the car park is far too close to the Hawkhurst crossroads and the pedestrian crossing for this to be safe. Not only will this further increase congestion, thereby impacting on the AQMA, but it has serious implications for road safety, especially for pedestrians.</p> <p>HPC objects to this application and maintains its request that it should be considered a Category Y application.</p>			
61	22/00048/ADV	Advertisement Consent - Car park management signage - four signs mounted on signage poles	Royal Oak Hotel Rye Road Hawkhurst Kent TN18 4EP
<p>HPC recognises that this revision is an improvement on the initial application. However, we still feel that it results in too much visual clutter in the Conservation Area - the proposal is still for four signs. We have concerns over the impact of mounting the camera on the listed building, but will rely on the Conservation Officer's advice in relation to this.</p> <p>However, our greatest concern relates to the intention to use this car park as a paid public car park. The access to the car park is far too close to the Hawkhurst crossroads and the pedestrian crossing for this to be safe. Not only will this further increase congestion, thereby</p>			

impacting on the AQMA, but it has serious implications for road safety, especially for pedestrians.

HPC **objects** to this application and maintains its request that it should be considered a Category Y application.

62	22/03143/LBC	Creation of an internal opening in a non-structural timber framed partition wall between the kitchen and study area within the Victorian extension; install a 125mm square Structural oak frame to blend with the other oak features in the building	Rose Cottage Highgate Hill Hawkhurst. TN18 4LS
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We note that the Conservation Officer was supportive of these proposals at pre-app. The alterations are internal and will not affect other residents. Therefore, HPC **supports** this application.

63	22/03131/FULL	Erection of two-storey rear and front extension, including a loft conversion, garden store and car port	16 Oakfield Hawkhurst Cranbrook Kent TN18 4JR
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This appears to be a very large extension, although we were unable determine the precise size of the proposal from the paperwork submitted. We were also unable to accurately determine the size of the studio but, again, it looks quite big. In our view, this is far too big for its plot and will be completely out of character with the neighbouring properties, which tend to be set back from the road with reasonable gardens.

This does not comply with HD4 of the NDP, which requires extensions to be sympathetic to the host house. HPC tends not to support front extensions because of the impact on the street scene. Whilst there is a varied mix of dwellings in Oakfield, this stretch of the road is characterised by bungalows. Therefore, if this application were approved, it would have a significant impact on the street scene.

This would be exacerbated by the construction of the car port in the front garden. In addition to concerns relating to the impact on the street scene, we are also concerned about the proposal to build the car port into the bank on which the neighbouring property sits. We feel that the recent removal of the trees from this bank may well make this more prone to erosion. However, we do not have the requisite technical knowledge to determine this. Nevertheless, this is something that we feel should be properly considered before any decision is made regarding planning permission.

We are also concerned about the impact of the car port on the sight lines of neighbouring properties when exiting their drives.

HPC is always reluctant to see bungalows converted to two-storey homes, as the need for bungalows is identified in HD3 of the NDP.

We are worried that the neighbour's opposite will be overshadowed by this sizeable extension.

We are mindful that all planning applications should demonstrate biodiversity net gain. This has not been addressed in this application. We are concerned that so much of the garden would be built on. Therefore, we would like to see a requirement to increase biodiversity, perhaps in terms of planting of appropriate native species to compensate for such a significant increase in built form.

Hawkhurst Parish Council **objects** to this application.

64	22/02982/FULL	Erection of garage/carport and log store, Change of use of portion of land at corner of field	Delmonden Field Farm Delmonden Lane Hawkhurst Cranbrook Kent TN18 4XJ
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The proposed garage/carport/log store is an attractive design that appears appropriate to its rural setting. The choice of materials accords with HD4 of the NDP. It will not impact on neighbouring properties.

We are mindful that all planning applications should demonstrate biodiversity net gain. HPC would support a pragmatic approach if this is TWBC's intention. Therefore, we would be content if this application was approved with the requirement for some ecological enhancements, for example, bird boxes.

Hawkhurst Parish Council **supports** this application.

65	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
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Hawkhurst Parish Council maintains its **objection** to this application. We still feel it is an inappropriate design for a rural location. We remain concerned that there remain so many issues raised by other consultees that have not been addressed.

As previously, we request that this is considered a Category Y application if it is not decided at planning committee.

6. Matters for discussion

i) TWBC permitted since the last meeting;

Application Number	Proposal	Location
22/02457/FULL	Single storey extension to south elevation	5 Queens Court Queens Road, Hawkhurst. TN18 4JE.
22/02710/FULL	Proposed single storey rear extension to rear elevation.	Vinehall, Eton Place, The Moor, Hawkhurst. TN18 4NW
Approved at appeal	Retention of rooflights at Middle House in Talbot Road.	
22/02982/FULL		Delmonden Field Farm Delmonden Lane Hawkhurst Cranbrook Kent
22/01017/REM		Brook House Cranbrook Road Hawkhurst Cranbrook Kent TN18 5EE - and AMENDED PLANS

ii) Review of Hawkhurst Neighbourhood Plan - Update NDP Steering Group – Cllr Faulkner

7. No Questions and Comments from Councillors

8. Date of next meeting: Thursday 8th December

9. Closure at 20:50

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

Initialed.....