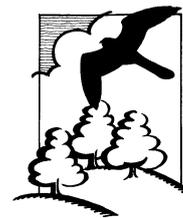


HAWKHURST PARISH COUNCIL
MINUTES of the PLANNING COMMITTEE

Held at King George V Sports Pavilion Thursday 27th October 22 at 7.15pm



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

Public: None

Staff present: Ms A Maxwell, Deputy Clerk

1. APOLOGIES AND REASON FOR ABSENCE: Cllr Eccles other commitments

2. DECLARATION OF INTERESTS: Cllr Faulkner item 39.

3. Resolved to approve the minutes from meeting of 6th October 2022. Vote for unanimous.

4. Matters arising from last meeting

- i) TWBC Local Plan examination – Cllr Escombe reported due in September but no update yet.
- ii) Tree Preservation orders – deferred to Neighbourhood Development Plan

5. Adjournment for Public speaking. None

Planning applications considered were;

No	Application No	Proposal	Location
50	22/03013/FULL	Erection of single storey flat roof extension to rear of existing dwelling, erection of detached two storey garage and office, Erection of single storey extension from rear of garage	Mulberry House Foxhole Lane Hawkhurst Cranbrook Kent TN18 5DT
<p>This is an application for a large extension to a property outside the LDB, which has already been previously extended. As the application does not include any details on volume, we are unsure whether this complies with H11. We were concerned by the lack of detail provided in this application.</p> <p>Nevertheless, HPC considers that the proposed extension complies with HD4 of the NDP and therefore supports this application.</p> <p>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.</p>			
51	22/03029/FULL	Demolition of existing garage, Erection of outbuildings with use incidental the enjoyment of the main house	Little Conghurst Oast Conghurst Lane. HawkhurstTN18 4RJ

Initialled.....

Whilst this is an improvement on the previous applications, Hawkhurst Parish Council remains concerned that this application is for two outbuildings, which together will significantly increase the built form in this location. We are particularly concerned because this is a very prominent position that can be seen from a distance across the AONB countryside.

Therefore, HPC **objects** to this application. If TWBC are minded to approve it, then we ask that a condition is imposed to ensure that the outbuildings are tied to the host house.

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.

52	22/02907/LAWPRO	Lawful Development Certificate (Proposed) - Use of land to station mobile home granny annexe for use of incidental to the main dwelling.	Fairlands Rye Road Hawkhurst Cranbrook Kent TN18 5DW
No comment.			
53	22/02902/TCA	Tree in Conservation Area Notification - SYCAMORE (G1) - fell to ground level	7 Highgate Mews Hawkhurst Cranbrook Kent TN18 4JW
HPC is concerned about the loss of trees in the conservation area given that there is very little information provided to support this application. Therefore, at this time, in the absence of more information, Hawkhurst Parish Council objects to this application.			
54	22/02968/SUB	Submission of details in relation to condition 8 (Archaeologist watching brief report). With application 21/04082/FULL	Louisa Lodge East Park Lane Hawkhurst Cranbrook Kent TN18 5HA
No comment.			
55	22/03043/TWORK	Telecommunication Notification: Replacement of existing 20m monopole with a new 20 monopole supporting 6no. antennas and 2no. 300mm dishes, installation of 1no. cabinet, internal cabinet works and ancillary works.	Land at High Street Hawkhurst Cranbrook Kent
Unable to comment as application unavailable.			
56	22/03100/FULL	Demolition of conservatory, Erection of rear extension, Conversion of garage to living space	2 Oaklands Road Hawkhurst Cranbrook Kent TN18 4LL

This is a relatively modest extension which appears unlikely to impact negatively on neighbours. It will result in the loss of the garage, which is regrettable. However, we are mindful that recent permission has been granted for the conversion of garages in Oaklands Road.

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.

57	22/03088/FULL	Erection of two storey extension to dwelling, alterations to access, erection of garage and associated parking and drive	Owl House Conghurst Lane Hawkhurst Cranbrook Kent TN18 5DX
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This proposal is for a very large extension outside the limits of built development. We have significant doubts as to whether this complies with H11. Moreover, it does not comply with HD4 of the NDP as it is not sympathetic to the host house.

HPC also has reservations about the alterations to the access. We note that there is currently an access gate in the proposed location for the new main access. However, it evidently gets very little use. The proposed main access is in close proximity to two other access points. Therefore, given the speed of traffic on Conghurst Lane, we feel that it is crucial that the suitability of this access is fully considered.

It does not appear that adequate consideration has been given to the impact of this extension on the AONB, both in terms of the street scene in Conghurst Lane and, perhaps more importantly, the long-distance views across the AONB countryside.

Therefore, Hawkhurst Parish Council **objects** to this application due to its size and visibility.

We are mindful that all planning applications should demonstrate biodiversity net gain. Therefore, if TWBC is minded to approve this application, we request that conditions are applied to secure ecological enhancements.

6. Matters for discussion

i) TWBC permitted since the last meeting;

Application Number	Proposal	Location
22/02526/FULL	Removal of condition 3 (agricultural occupancy condition) of planning permission WE/5/71/9	Pauls Farm, Water Lane, Hawkhurst, Cranbrook, Kent,
22/02336/FULL	Erection of a part two storey, part single storey rear extension	2 Ockley Cottages, Ockley Lane, Hawkhurst, Cranbrook, Kent, TN18 4DW
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

Initialed.....

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

8. Questions and Comments from Councillors.

Following information received it was agreed to contact the Blue company to arrange a date with them to discuss their plans ideas for more trees to help the environment

9. Date of next meeting: Thursday 17th November

9. Closure at 20:50

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

Initialed.....