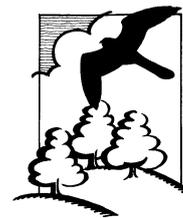


HAWKHURST PARISH COUNCIL
MINUTES of the PLANNING COMMITTEE

Held at King George V Sports Pavilion Thursday 6th October 22 at 7.15pm



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

Public: 2 members of the public present.

Staff present: No staff present

1. APOLOGIES AND REASON FOR ABSENCE: None

2. DECLARATION OF INTERESTS: Cllr Faulkner item 39.

3. Resolved to approve the minutes from meeting of 25th August 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
37	22/02336/FULL	Erection of a part two storey, part single storey rear extension	2 Ockley Cottages Ockley Lane Hawkhurst Cranbrook Kent TN18 4DW
<p>Hawkhurst Parish Council supports this application as it complies with HD4 of the NDP in that it is sympathetic to the host house. Thought also appears to have been given to the extension in terms of how it fits with the rest of the terrace.</p> <p>We are mindful that all planning applications should demonstrate biodiversity net gain. However, given that this is an application for a relatively small extension, 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>			
39	22/02664/HYBRID	HYBRID Application - Outline Application (All matters reserved except access), Development of up to 70 homes with	Land North Of Birchfield Grove Hawkhurst

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	associated medical centre, parking and landscaping, Full planning application for creation of new country park	Cranbrook Kent
<p>Hawkhurst Parish Council is strongly opposed to this application. In addition to our comments below, we are concerned that since all matters are reserved other than access, the design of the housing and the medical centre are not defined and could well be even more detrimental to the AONB than suggested by this application.</p> <p>This application conflicts with the NPPF, TWBC's Local Plan and Hawkhurst's NDP.</p> <p>Paragraph 176 of the NPPF indicates that great weight should be given to conserving and enhancing the landscape and scenic beauty in the AONB. The scale and extent of development should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.</p> <p>This application is for major development of an extent that is completely inappropriate for this location in the AONB. It is not sensitively located: the proposed site is one of the highest points in the parish and is visible from long distances. This development would be an unacceptable scar on the landscape in an area of outstanding natural beauty.</p> <p>This site is not allocated for housing in the submitted version of TWBC's Local Plan. These fields were identified as an important buffer between the settlement and the wider rural countryside and outlying rural settlements in the Landscape and Visual Impact Assessment produced during the local plan process.</p> <p>This application conflicts with Hawkhurst's NDP, which expresses a clear preference for small-scale development. It does not accord with HD1(b): there are no exceptional circumstances for this development, and it has not been demonstrated that the impact on the sensitive AONB landscape setting can be effectively mitigated. We note that the High Weald AONB Management Unit has objected to this application. Amongst the reasons it gives for objecting is that the LVIA is inadequate. Even so, according to the applicant, all but one of the viewpoints would experience adverse visual impacts even after 15 years. This is hardly conserving and enhancing this protected landscape.</p> <p>There is a requirement within the NDP that proposals demonstrate how they meet the objectives of the High Weald AONB Management Plan. The objection from the High Weald AONB Management Unit states that the "assessment of effects on AONB objectives are overly optimistic and insufficiently evidenced." HPC completely agrees with this opinion.</p> <p>HPC strongly refutes the claim that this proposal would have a positive impact on protecting the historic pattern and character of the settlement. For instance, this proposal would erode the green space around Hawkhurst. There is no justification for the claim that it plays a positive role in reconnecting settlements, residents and their supporting economic activity with the surrounding countryside. This is a much-loved rural area, bordered by Whites Lane and public footpaths.</p>		

We have reservations about the extent to which the ecological impact of these proposals has been considered. For instance, a 15m buffer to the Ancient Woodland is the minimum required. Given the fact that the Ancient Woodland is actually quite narrow and borders Whites Lane, we feel it is important that the buffer is significant to minimise the ecological impact of this development.

We are extremely worried about the proposed access through Birchfield Grove. Firstly, the increase in traffic will change the quiet residential nature of this cul-de-sac, making it far less safe for children and families. Secondly, the nature of the junction between Birchfield Grove and the Rye Road makes it difficult to exit Birchfield Grove safely, particularly when turning right back into the village. This will be exacerbated by the significant increase in the amount of traffic attempting to use this junction.

Hawkhurst does not have the infrastructure to support a development of this size. Traffic congestion is already a huge issue, with the Hawkhurst crossroads being overcapacity. This proposal would not only bring the traffic from another 70 dwellings to the village, but also all the traffic associated with the medical centre. It is interesting to note that of the three responses in support of this application, none of the commenters live within walking distance of the proposed new medical centre.

We note that this application places reliance on the upgrading of the Hawkhurst crossroads to MOVA technology. However, this has been proposed to accommodate the additional traffic from development on Highgate Hill and from development in Cranbrook. HPC had grave doubts over the likelihood that this technology would actually improve the traffic situation just for the Highgate Hill development. This has not yet been tested in practice. Therefore, we have no confidence that this would be effective in preventing further significant congestion at the Hawkhurst crossroads.

We do not accept that this application will not impact negatively on the Hawkhurst AQMA. The introduction of an additional signalised crossing on the Cranbrook Road resulting from the development at Brook House is expected to lead to greater congestion on Cranbrook Road approaching and leaving the Hawkhurst crossroads. The additional traffic generated by this application will just exacerbate this situation.

Hawkhurst's infrastructure in terms of sewage, and drainage more generally, is already struggling to cope and this is before the occupation of the McCarthy Stone development on Highgate Hill or any work starting on the Dandara application on Highgate Hill.

There is no doubt that the village would benefit from improved medical facilities. However, despite being the GPs' preferred site, this is not the only possible location for a new medical facility in Hawkhurst. The fact that out of over 100 comments on this application, there are only three in support of this proposal demonstrates that the cost to the village is just too high.

Hawkhurst Parish Council strongly **objects** to this application. We anticipate that a major development of this nature will be considered at Planning Committee, but if this is not the case, we request that it is treated as a Category Y application.

40	22/02710/FULL	Proposed single storey rear extension to rear elevation.	Eton Place, Vinehall The Moor Hawkhurst Cranbrook Kent TN18 4NW
<p>This is a relatively small extension and seems unlikely to impact on neighbouring properties. It complies with HD4 of the NDP in that it is sympathetic to the host house.</p> <p>We note that under the constraints there is a reference to listing. We assume that this does not refer to Eton Place as there is no reference to this in the application.</p> <p>We are mindful that all planning applications should demonstrate biodiversity net gain. However, given that this is an application for a relatively small extension, 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> <p>HPC supports this application.</p>			
41	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	22/01017/REM Brook House Cranbrook Road Hawkhurst Cranbrook Kent TN18 5EE
<p>HPC has previously raised numerous concerns about this application. As yet, these have not been addressed, and our previous comments still stand. We still feel that the three-storey element of this application makes it completely unacceptable in this location.</p> <p>HPC asked that this should be treated as a Category Y application. We are aware that Cllr Palmer requested this application was called in. However, if for any reason the decision does not go to the planning committee, our request that this is considered a Category Y application stands.</p> <p>Hawkhurst Parish Council objects to this application.</p>			
42	22/02792/FULL	Rear extension, Changes to fenestration, Repair/ replace gutters, Remove external rear pipework, Install pitched hipped roof to existing dormer window, Strip front clay hanging tiles to insulate, strip roof and repair with clay tiles to match, Open up inglenook to determine original fabric, Installation of shower room, Removal of	Chittenden Cottage High Street Hawkhurst Cranbrook Kent TN18 4PX

		internal straw board to insulate frame and replace with breathable board and lime finish, Replacement of wall, Replacement of internal doors with oak plank doors	
<p>Hawkhurst Parish Council has some reservations about this application. It seems that quite a lot of work is proposed without the detail that we would have expected for a listed building. Please see HPC's response to 22/02793/LBC.</p> <p>Whilst this is a modest extension, it is not particularly sympathetic to the host house and does not use similar materials. We appreciate that this might be in order to ensure the extension is noticeably different to the host house and will defer to the planning officer's view as to whether this is successful.</p> <p>As it stands the application is quite vague. We note that it is proposed to use weatherboarding, but there is no further detail in terms of whether this will be traditional timber, whether it will be painted or stained etc. The NDP states a preference for the use of natural materials and, given the age of the host house, this would definitely be our preference.</p> <p>Notwithstanding our reservations, HPC would support this application on balance.</p> <p>However, we are mindful that all planning applications should demonstrate biodiversity net gain. However, given that this is an application for a relatively small extension, 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.</p>			
43	22/02793/LBC	Rear extension, Changes to fenestration, Repair/ replace gutters, Remove external rear pipework, Install pitched hipped roof to existing dormer window, Strip front clay hanging tiles to insulate, strip roof and repair with clay tiles to match, Open up inglenook to determine original fabric, Installation of shower room, Removal of internal straw board to insulate frame and replace with breathable board and lime finish, Replacement of wall, Replacement of internal doors with oak plank doors	Chittenden Cottage High Street Hawkhurst Cranbrook Kent TN18 4PX
<p>We are concerned about the lack of detail provided in this application. It is unclear to us how much of the historic fabric of the cottage will be lost due to these alterations, particularly with the addition of the extension.</p> <p>There is very little information on the method to be adopted for these works. However, we would like to see an expectation that efforts will be made to reuse all of the tiles for both the roof and the tile-hanging.</p>			

In our view, the garden room does not enhance the listed building.

At this time, HPC would object to this application, but we would be prepared to support it should the Conservation Officer be content that the proposals do not harm the listed building.

44	22/02794/FULL	Creation of new vehicular access and driveway	Chittenden Cottage High Street Hawkhurst Cranbrook Kent TN18 4PX
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HPC **objects** to this application because there is insufficient information provided. Given that this proposed driveway would access the A268 so close to the busy entrance for Marlborough House School, we would like to see a more detailed assessment of the impact on highways safety.

The level of the pavement is significantly lower than the road at this point. There is no consideration in the documentation on the planning portal as to how the proposed infill will impact on pedestrians using the pavement. Moreover, no consideration has been given to the impact on drainage.

Given the information provided, HPC objects to this application due to the impact on pedestrians and safety concerns. However, we would be happy to reconsider this application once more information is provided.

We are mindful that all planning applications should demonstrate biodiversity net gain. Given the loss of hedgerow and grass, HPC requests that conditions are applied to ensure that appropriate ecological enhancements are undertaken should this application be approved.

45	22/02653/ADV	Advertisements: vinyl graphics within the existing conservatory (orangery) and to an existing window	Waitrose Rye Road Hawkhurst Cranbrook Kent TN18 4JB
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Hawkhurst Parish Council **supports** this application.

46	22/02791/FULL	Proposed attic conversion and extension to form additional bedrooms and extended living space with external double garage and additional parking.	Wynsfold Talbot Road Hawkhurst Cranbrook Kent TN18 4LZ
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This appears to be a fairly modest extension, which, together with the attic conversion, would appear to have a minimal impact on the street scene and neighbouring properties.

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We note that the proposal is to use Velux roof lights, which we would support. However, we want to ensure that these are standard Velux windows and not the cabrio/balcony style that would lead to greater overlooking on neighbouring properties.

HD4 of the NDP requires that extensions are sympathetic to the host house and use similar materials and fenestration. Given that the intention is to clad the entire house, this would be achieved.

We are mindful that all planning applications should demonstrate biodiversity net gain. HPC would be prepared to support TWBC if it decided to adopt a pragmatic approach. In this instance, we request that conditions are applied to secure ecological enhancements.

Hawkhurst Parish Council can support the proposal to clad the existing bungalow and to add the extension. However, we object to the proposal for the garage due to its height and the potential impact on the street scene. We are concerned that the garage will dwarf the host house and dominate the street scene. We note that there are no elevations that show both the bungalow and the proposed garage.

HPC would be happy to reconsider an application for a more modest garage.

6. Matters for discussion

- ii) NDP steering group have cancelled the presentation planned for 15th October. New date to be agreed at next meeting.
- iii) Cranbrook and Sissinghurst Neighbourhood Plan to be discussed at the next meeting.

7. Questions and Comments from Councillors:

Council approved a visit to see trees that reduce pollution, a date to be arranged.

Air Quality Management Area, questionnaire has been published, includes questions on parking in a Cranbrook Road.

KCC emails have noted that the grass verge to be reduced and trees felled due to new development.

KCC, unaware of the requirement from Planning Inspector for new pedestrian at Tesco, Rye Road.

8. Date of next meeting: Thursday 27th October

9. Closure at 20:50

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

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