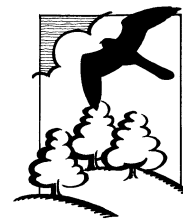


HAWKHURST PARISH COUNCIL
MINUTES of the PLANNING COMMITTEE

Held at King George V Sports Pavilion Thursday 5th January 22 at 7.15pm



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

Public: 8 members of the public

Staff present: Ms A Maxwell, Clerk

1. **Adjournment for Public speaking.** Thorpe's Farm, the owner and his wife spoke separately explaining the revised plans for the building and landscapes. Two members of the public spoke in favour of the revised plans and one spoke against expressing her concerns.
2. **APOLOGIES AND REASON FOR ABSENCE:** Cllr Eccles unwell
3. **DECLARATION OF INTERESTS:** None
4. **Resolved to approve the minutes from meeting of 6th December 2022.**
5. **Matters arising from last meeting**
 - i) TWBC Local Plan examination – Cllr Escombe updated Committee.
 - ii) It was discussed that planning officers at Tunbridge Wells were reminded to mention the NDP when considering planning application and concerns about the signage had been raised with the conservation officer.
6. **Matters for discussion - Planning applications considered were;**

No	Application No	Proposal	Location
69	22/03333/FULL	Conversion of front garden into a drive with dropped kerb, Installation of an EV Charging Point	1 Waghorn Terrace Talbot Road Hawkhurst Cranbrook Kent TN18 4EW
<p>The loss of the garden is disappointing, and we would have liked to see some planting maintained if at all possible. We are mindful that all planning applications should demonstrate biodiversity net gain. However, clearly this will not be the case with this application, so some planting would help with this.</p> <p>HPC supports this application.</p>			
70	22/03384/FULL	Demolition of existing house. Replacement dwelling, new garage and outbuildings, Conversion of barn.	Thorpes Farm House Stream Lane Hawkhurst Cranbrook Kent TN18 4RD

Initialled.....

This revised application is a significant improvement on the previous application. Whilst we still feel that it is a shame to demolish the existing farmhouse, we note that there is now a report included in the application paperwork that indicates that there are structural issues with the existing building.

The amendments to this application have addressed the concerns that HPC originally raised. The revised design is more suitable for this sensitive rural location, addressing our concerns about the impact on the AONB landscape. Replacing the current fence with a native hedge will also enhance the street scene.

We welcome the plan to re-use materials where possible and to use local materials, as this is in line with the requirements of the NDP.

We were also pleased to read about the range of ecological enhancements proposed and we would like to see these included as conditions.

Given the revisions, HPC now **supports** this application.

71	22/03410/FULL	Single storey extension in replacement of existing conservatory, Single storey extension	Northside The Moor Hawkhurst Cranbrook Kent TN18 4NN
<p>Whilst HPC would not normally support front extensions, this extension replaces the conservatory and appears. The side extension is a minor addition. The choice of materials matches the host house. Therefore, this application complies with HD4 of the NDP.</p> <p>HPC supports this application.</p>			
72	22/03471/FULL	Increase internal shop floor space with extension, changes to front elevation, replace flat roof with double pitch roof	The Green Shop Rye Road Hawkhurst Cranbrook Kent TN18 4EP
<p>These designs appear to be a great improvement on the current appearance of The Green Shop. We do question whether the space indicated for the Community Fridge is, in practice, sufficient for the fridge. We note that some of the paint colour has not yet been specified, and we would like to ensure that the final decision is approved by the conservation officer.</p> <p>HPC supports this application.</p>			
73	22/03472/ADV	Advertisement - Installation of sign to front elevation showing shop name	The Green Shop Rye Road Hawkhurst Cranbrook Kent TN18 4EP
<p>Hawkhurst Parish Council would prefer to avoid illuminated signs in the conservation area. However, if the Conservation Officer feels the illuminated sign is acceptable, HPC would support this application.</p>			

74	22/03306/FULL	Demolition of existing house, construction of 1 x 5 bed dwelling House & 1 x 3 Bed Dwelling House	Little Acorns Woodbury Road Hawkhurst Cranbrook Kent TN18 4DD
<p>Hawkhurst Parish Council has significant reservations about this application, which we feel lacks detail and is inappropriate in this location.</p> <p>The proposals appear very cramped. We are concerned about the position of the 3-bed house so close to the boundary with the neighbouring property. The height of these two dwellings compared to neighbouring properties is also a worry. The absence of any plans/drawings depicting the impact on the street scene has made it difficult to properly assess the impact of this proposal.</p> <p>We are also extremely concerned about the access arrangements, which we consider to be unsafe. Little Acorns is located at the junction of Vale Road and Woodbury Road, which is used as a cut-through to avoid the traffic congestion at Hawkhurst crossroads. This means that the road is far busier than might be expected.</p> <p>The impact on the AONB does not appear to have been considered. These dwellings would be visible from the Ockley Lane footpath.</p> <p>We note that Southern Water have raised concerns as this application would result in building over a public sewer.</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, if TWBC are minded to approve this application, we would like to see some enhancement to biodiversity, particularly in terms of planting of native hedgerow.</p> <p>HPC objects to this application.</p>			
75	22/03429/FULL	Installation of lagoon for storage of digestate from anaerobic digestion plant	Conghurst Farm Conghurst Lane Hawkhurst Cranbrook Kent TN18 4RW
<p>HPC is generally supportive of this application. However, we note the concerns raised by the Environment Agency. Assuming TWBC planning officers are content that these issues can be addressed and the Landscape and Biodiversity Office is supportive, then HPC supports this application.</p>			
76	22/03599/FULL	Variation of Condition 3 of Planning Permission 20/01984/FULL (Demolition of redundant buildings; conversion of buildings from a flexible commercial use falling within Class B8 (storage and distribution) to a single residential dwelling and detached garage) - Changing external wall cladding material	Hawkhurst Place Farm Rye Road Hawkhurst Cranbrook Kent TN18 5DA

HPC supports this application.			
77	22/03540/FULL	Single storey side extension with link to garage, First floor side bathroom extension	Lynwood House Horns Road Hawkhurst Cranbrook Kent TN18 4QU
<p>Whilst visible from the road, this extension will not have a significant impact on the street scene. We note that the property has been previously extended and are unsure whether this proposed extension will comply with H11 as no volume information is included in the paperwork on the portal. However, the proposal is modest in relation to the existing house and the overall site can easily accommodate it. This, together with the choice of materials, means that the application complies with HD4 of the NDP.</p> <p>We are mindful that all planning applications should demonstrate biodiversity net gain. This has not been addressed in this application. Therefore, if TWBC are minded to approve this application, we would like to see some enhancement to biodiversity such as bird boxes, bat boxes etc.</p> <p>HPC supports this application.</p>			
78	22/03572/TCA	Trees in a conservation area notification - PRUNUS (T1) - Fell to ground level	Head First Grove Mills Cranbrook Road Hawkhurst Cranbrook Kent TN18 4AS
<p>Given that the tree is dead, HPC supports this application. We note the comment that is not possible to plant a replacement tree. However, we are unclear as to why this should be if a small tree was chosen. Therefore, we ask that a replacement tree is planted.</p>			
79	22/03600/FULL	Single storey flat roof extension to rear of dwelling & new detached garage block.	Mulberry House Foxhole Lane Hawkhurst Cranbrook Kent TN18 5DT
HPC supports this application.			

i) **TWBC permitted since the last meeting;**

Application Number	Proposal	Location
22/02653/ADV	Advertisements: vinyl graphics within the existing conservatory (orangery) and to an existing window	Waitrose, Rye Road, Hawkhurst, Cranbrook, Kent, TN18 4JB

Initialled.....

21/00892/FULL	Area of hardstanding to provide parking and turning (Retrospective)	Tarly Pit, Potters Lane, Hawkhurst, Cranbrook, Kent
22/01048/FULL	Retrospective - Change of use of land to allow a rural children's nursery	Tarly Pit, Potters Lane, Hawkhurst.

ii) Review of Hawkhurst Neighbourhood Plan - Update report on NDP Steering Group given by Cllr Faulkner

8. Questions and Comments from Councillors –

It was mentioned the police had been called to the site around the Brook House following a concern/incident.

9. Date of next meeting: Thursday 26th January 2023

10. Closure at 8.25pm

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

Initialed.....