

PAG Report 1.3.2021

No	Application No	Proposal	Location
66	21/00328/Full	Change of use and conversion of former farm building to a single dwelling	The Stable Block Adjacent to Hensil Farmhouse, Hensil Lane, Hawkhurst TN18 4QH

Background:

It will be exactly the same footprint as the existing building, but there will be more hardstanding. We have supported other conversions of farm buildings to dwellings recently. However, those have provided far more detail about the impact on nearby listed buildings and the landscape/ecological enhancements. No comments from neighbours.

Comments and Recommendation:

This site is outside the LBD and is not within walking distance of facilities and services, so in this respect it does not comply with HD1 of the NDP. However, it is PDL and is re-using/improving an existing building. The use of natural materials, eg larch cladding, is in line with the requirements of HD4. Moreover, the provision of a two-bedroom bungalow, which is wheelchair accessible is to be welcomed (HD2, HD3).

Whilst we agree that the proposed design of the dwelling is simple and appropriate to the setting, we are concerned by the lack of detail relating to the landscaping and ecological enhancements. The application indicates that the existing paddock will be used to make a garden. If this were too domestic it would impact negatively on the AONB. We note that the existing timber structure will be used as a carport. However, it is not clear that provision has been made for storage of bicycle, bins etc (HD2).

HD2 and HD4 both require the efficient use of water, electricity and energy, including measures to conserve water. This does not appear to have been addressed within this application.

We are uncomfortable with the introduction of additional hardstanding without proper provision for the increased water run-off and feel that this is something that requires further consideration. We would like to see a condition the hardstanding should be permeable.

The ecological report suggests a range of biodiversity enhancements. At this stage, it does not appear that these have been included in the plans. If this is not addressed at this stage, we would like to see conditions relating to the provision of bat and bird boxes, reptile/amphibian hibernacula and the use of native planting in all landscaping.

We note that the applicants are willing to sign a legal document to ensure that this dwelling remains within the Hensill Estate and will not be subdivided in future. We feel that this should be a requirement.

HPC is willing to **support** this application on the proviso the above considerations are taken into account.

67	21/00357/Full	Proposed outbuilding to provide living accommodation (Home gym and Office)	The Coach House, 7, Tudor Hall, Rye Rd, Hawkhurst TN18 5DB
<p>Background: <i>The Coach House is a bungalow. No comments from neighbours.</i></p> <p>Comments and Recommendation: The proposed outbuilding is very big in relation to the existing dwelling. Therefore, we question whether it would comply with H11.</p> <p>There is an expectation in the NDP that traditional materials should be used, preferably obtained from local sustainable sources eg timber cladding. The proposal to use fibre cement cladding therefore does not comply with the HD4 of the NDP.</p> <p>HPC objects to this application. If TWBC were minded to approve it, we request that a condition is imposed to tie the outbuilding to the host house.</p>			
68	21/00156/Full	Erection of general purpose building for hay, timber, agricultural and forestry machinery	Cattle Barn, Land At Potters Farm, Potters Lane, Hawkhurst
<p>Background: <i>No comments from neighbours.</i></p> <p>Comments and Recommendation: HPC is keen to support local businesses and this proposal seems entirely appropriate for its intended use. However, we have some reservations about the impact on drainage from the building and yard area. This does not seem to have been addressed and we would like assurances that the rate of run-off will not increase.</p> <p>Assuming it can be demonstrated that there will be no negative impact in terms of drainage, HPC supports this application.</p>			
69	21/00376/FULL	Erection of automatic vehicle entrance gates	Land North of Santer House, Red Oak, Hawkhurst
<p>Background: <i>We objected to the gates in the original application , as did others eg WKPS, and residents. The gate was removed from the application that was approved. No comments from neighbours.</i></p> <p>Comments and Recommendation: HPC strongly objects to this highly inappropriate application. The proposal does not comply with HD4 on numerous counts. There is a requirement that "new buildings should become part of a unified and interrelated composition, both with other buildings on site and with existing buildings adjacent to the site." Clearly, this application does not meet this requirement. A gated development is completely out of keeping in this location.</p>			

70	21/00397/TPO	Trees: PINE (T1) - Prune branches away from building to provide 1.5-2m clearance	Murton-Neale Close, Hawkhurst
<p>Background: <i>Photos show that the tree is already touching the house. No comments from neighbours.</i></p> <p>Comments and Recommendation: HPC supports this application.</p>			