

PAG Report 19.4.2021

No	Application No	Proposal	Location
86	21/00857/FULL	Demolition of existing single garage and attached garden sheds; replacement with a double garage with attached garden store and office Planning Application	Springhill Conghurst Lane Hawkhurst Cranbrook Kent TN18 5DX
<p>Background: <i>No comments from neighbours.</i></p> <p>Comments and Recommendation: The application aligns with HD4 in as far as the materials and the design are sympathetic to the host house and an improvement on the current arrangement. We note that the proposed garage, store and office will be larger than the garage and sheds being demolished. However, the location of the garage with the office etc behind it will have minimal impact on the street scene and we defer to TWBC's judgement on whether it complies with H11.</p> <p>We have some reservations about the front of the garage being positioned forward of the building line of the house. However, Springhill is set well back from the road and the neighbouring house is closer to the road, with the garage in front of the line of the house. Given the size of the grounds and the spacing between houses, we do not believe this will impact on neighbours.</p> <p>Therefore, we support this application.</p>			
87	21/00892/FULL	Area of hardstanding to provide parking and turning (Retrospective)	Tarly Pit Potters Lane Hawkhurst Cranbrook Kent
<p>Background: <i>No comments from neighbours.</i></p> <p>Comments and Recommendation: We note that the hardstanding material is porous and will allow grass and shrubs to grow back. Whilst HPC is always concerned by retrospective applications, in these circumstances, we support this application.</p>			
88	21/00574/LBC	Internal alterations to Grade 2 listed house. Removal of modern conservatory & replacement with traditional orangery. Minor alterations to coach house, including reinstatement of missing external doors and replacement of existing asbestos lean-to roof with new standing seam roof.	Hensill House Hensil Lane Hawkhurst Cranbrook TN18 4QH

Background:
No comments from neighbours.

Comments and Recommendation:
 The documents associated with this application are comprehensive and detailed. It appears that considerable effort has been taken to ensure that the alterations are sympathetic to the host house and to minimise the impact on the historic fabric of the house. Therefore, HPC **supports** this application assuming that TWBC's Conservation Officer is supportive.

89	21/00573/FULL	Internal alterations to Grade 2 listed house. Removal of modern conservatory & replacement with traditional orangery. Minor alterations to coach house, including reinstatement of missing external doors and replacement of existing asbestos lean-to roof with new standing seam roof.	Hensill House Hensil Lane Hawkhurst Cranbrook TN18 4QH
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Background:
No comments from neighbours.

Comments and Recommendation:
 The majority of the proposed works are internal. The external works are felt to improve the house and its setting. In particular, the replacement of the modern conservatory with a traditional orangery appears to be much more in keeping with the property. The choice of materials and design all accords with the NDP. The proposals will not impact on neighbours.

Therefore, HPC **supports** this application.

90	21/00779/FULL	Development of a two storey addition to the existing almshouses containing 3 self contained dwellings and a shared area; removal of summerhouse; new gate; associated parking and landscaping	Springetts Almshouses Horns Road Hawkhurst Cranbrook Kent
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Background:
No comments from neighbours on the planning portal, although there have been comments on Facebook.

Comments and Recommendation:
 This proposal would provide of 3 x 1 bed affordable dwellings which would be a welcome addition to Hawkhurst's housing stock and accords with HD2 of the NDP, particularly in terms of providing for an ageing population. Paragraph 7.23 recognises the importance of development in supporting social cohesion and the addition of a common area to enable occupants of the almshouses to socialise indoors would clearly provide social benefits.

As a rule, the Parish Council does not support the development of additional dwellings within gardens. In this instance, we feel that this application could be viewed more as an extension of the existing almshouses rather than a new build in its own right. When considered in terms of HD1, this is

a small site within the limits of built development, but it is not within walking distance of a variety of facilities and services and residents. There is a bus stop outside of the almshouses. However, it is still likely that this development will result in increased traffic. Therefore, we request that TWBC satisfies itself that KCC Highways has properly considered the residual cumulative impact of each additional property.

HD3 encourages accessible homes for the elderly and disabled, which this application provides. However, it is not evident that it meets the requirements of the NDP in terms of the efficient use of water, energy and resources.

Overall, this proposal is well designed and would integrate well with the existing almshouses and also with nearby buildings such as the Old Laundry. Nevertheless, we have some reservations about the size of the proposal, as it extends in front of and behind the line of the existing almshouses. However, we note that it does not extend forward of the building line of the neighbouring Plum Tree Cottages.

HPC cannot support the loss of the garden for the proposed parking. This will have a negative impact on the street scene and is not in line with HD4 of the NDP which requires car parking to be discreet.

HPC supports this application other than the proposed parking area to the front of the almshouses.

Or

HPC objects to this application due to the size of the new addition not being in keeping with the existing almshouses.

91	21/00432/ADV	Advertisement: Hoarding with 2 stack boards and flags Planning Application	The White House Highgate Hill Hawkhurst Cranbrook TN18 4LB
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Background:

No comments from neighbours. The hoarding so 2.4m high by 130m long, with two section of higher boards and flags. Asking for permission for 5 years.

Comments and Recommendation:

HPC **objects** to this application, which it believes to be excessive and completely out of keeping with the location in the AONB and the proximity to the conservation area and listed buildings. This is a busy section of road, with queuing traffic and several junctions close to each other. This level of advertising will be distracting. Moreover, the duration for advertising is excessive and should be limited to the one year following completion.

