

Planning Advisory Committee

3rd MAY 2019

No	Application No	Proposal	Location
119 or 1	19/00650/FULL	Erection of a two-storey garage	Hillside Cottage, Cranbrook Road, Hawkhurst, Kent TN18 5EF
<p>Background: <i>The application is to build a new two-storey garage from traditional materials. Permission had been granted for a two-storey garage in this position in 2016. In Oct 2018, requested a non-material amendment to increase height by 1m. Needed to apply to planning permission.</i></p> <p>Comments and Recommendation: Although the garage is sited forward of the host house, it would still be behind the line of neighbouring properties and would not impact on the street scene. The proposal is for the use of traditional materials and so is in line with the NDP. As the property is outside the LBD and planning permission for a similar garage was previously granted, we assume that this proposal complies with H11. There is support from a neighbour. therefore, we assume it would not impact on neighbouring properties.</p> <p>We support this application.</p>			
	19/0059/LBC	Listed Building Consent: Proposed garage conversion to ancillary living space with internal alterations	Gardens Court, High Street, Hawkhurst, Kent TN18 4JS
See below.			
120 or 2	19/00597/FULL	Proposed garage conversion to ancillary living space with internal alterations	Gardens Court, High Street, Hawkhurst, Kent TN18 4JS
<p>Background: <i>Garden Court is listed but the garage is a newer building, which has been built of materials that match the host house and, therefore, appears older than it actually is. There will be no change on footprint, scale or mass. Windows and doors will be in existing openings. Two new heritage rooflights will be added to the rear of the property (overlooking open land). Screened from the road, due to the wall at the front of the property. The conservation officer would support the conversion of the building, but not the design to the East elevation. No comments from residents.</i></p> <p>Comments and Recommendation: Conversion of the garage, will reduce available parking which is a significant issue in Hawkhurst. However, there will still be ample space for off-street parking, so this should not have an impact in this case. The comments from the conservation officer are noted. We support this application, as long as the appropriate alterations are made to satisfy the conservation officer and a condition is included that the garage conversion cannot be sold separately from the main house.</p>			

121 or 3	19/00402/FULL	Renewal of planning consent 15/504813/FULL Change of use of existing ground floor shop to one ground floor flat with alterations to front and side elevations.	Weald Society for the Disabled, Ockley Rd, Hawkhurst, Kent TN18 4DY
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Background:

This is a request to renew a previously approved application. Materials will match existing other than the use of UPVC windows and doors at the back of the property. The Heritage Statement indicates that the windows and doors will be timber and glass. Constraints include Hawkhurst Conservation area, character frontage and primary shopping area. It is within the LBD. No objections from residents. This is supported by the conservation officer on the grounds that the previous application was approved and there have been no meaningful changes to policy.

Comments and Recommendation:

It should be noted that Hawkhurst NDP has been made since the last application was granted in 2015. Therefore, this application should comply with the NDP.

We have significant concerns about the addition of a new dwelling without any allocated parking. In the delegated report for the 2015 application, it states that “the lack of parking is considered to be acceptable,” due to the proximity to services in walking distance as well as the fact that the previous application had been granted without parking. This underestimates the considerable pressure on parking in Hawkhurst, as well as the lack of local employment opportunities and absence of meaningful transport alternatives to using a private car. The NDP states that car parking should be discreet, with proper provision of off-road parking as appropriate. On-road parking needs to be accommodated carefully. It is not possible to park outside this property without impacting on the already congested roads in the heart of Hawkhurst.

This application does, however, comply with HD1(a) of Hawkhurst’s NDP, in that it is an existing building within the LBD and within walking distance of shops and amenities. It is a one-bedroom flat and, therefore, of a size required in Hawkhurst and so complies with HD2.

However, we have concerns in relation to HD4 Design Quality due to the plan to change the frontage of this property. HD4 requires development to reference local context, tradition and character of the village/locality. The constraints on this property include Hawkhurst conservation area and the fact that it has a character frontage. More generally, other retail properties in Hawkhurst that have been converted to residential or alternative commercial use have been required to retain their frontage. Therefore, we cannot support the proposed changes to the frontage of this property, given its location.

Policy CM4 of the NDP indicates that existing retail facilities will be protected and that changes of use in the primary shopping area will be resisted. Whilst this applies to the area around the Highgate crossroads, the key specific retail area identified to be safeguarded is The Colonnade. Given that there have been many attempts to operate this as a retail outlet, none of which appear to have thrived, we accept the principle of conversion to residential.

On balance, given the need for housing in the Borough and smaller properties within Hawkhurst itself, we reluctantly **support** this application, but want to see a condition that the existing frontage should be kept.

122 or 4	18/03994/FULL	Erection of mobile home (retrospective)	Ockley Farm, Ockley Lane, Hawkhurst, Kent TN18 5EU
<p>Background: <i>There is no application form or supporting information with this application other than some photos of the mobile home, none of which actually show how it impacts on the setting.</i></p> <p>Comments and Recommendation: The applicant has added a residential unit outside of LBD in the AONB without seeking planning permission.</p> <p>This application does not comply with H11 as Ockley Farm has already been extended twice in the past, a two-storey side extension approved in 2006 and a further single storey extension in 2013. Together these, take the volume of the extension to 60%. When the planning permission for the last extension was granted this was done on the condition that permitted development rights for further extensions and outbuildings should be removed as any further development “would be very likely to be harmful.”</p> <p>It does not comply with the NDP on numerous grounds, including the use of agricultural land; no consideration of the impact on the AONB (paragraph 8.4 states that planning applications need to demonstrate how development proposals do not cause adverse visual impact on the landscape setting of the parish - no attempt has been made to do so); the site is visible from Ockley Lane, a rural lane and byway, and dominates the view from the PROW back to the village, contrary to LP1; it does not comply with HD1(a), as it is outside the LBD and is not within walking distance of shops and amenities; it does not comply with HD4 in terms of design quality.</p> <p>We object to this application.</p>			
123 or 5	19/00446/FULL	Change of use from Class C3 (3 bedroom residential house) to D1 Osteopath Practice)	Westleigh, Northgrove Road, Hawkhurst Kent TN18 4AP
<p>Background: <i>There would be no need for any modification other than change of use. No comments from residents. The application is made on behalf of The Hawkhurst Osteopaths who were based in the Colonnade. Their lease has expired.</i></p> <p>Comments and Recommendation: This property lies within the area identified for retail and services within the NDP. Policy CM4 of the NDP has the aim of protecting community services. CM4 1 states that existing employment, retail and ancillary facilities in the parish will be protected and enhanced. This proposal supports this aim. The Osteopath’s practice is a successful local business, which requires new and larger premises. This would provide a car parking space for clients, whereas currently no parking is available.</p> <p>We support this application.</p>			

124 or 6	19/00603/TPO	Trees: OAK (G1) - Crown lift to give 5 metre clearance over tennis courts; VETERAN CEDAR (G3) - Make safe overhanging branches, owing to fungal pathogens; OAK (T54, G5) - cut ivy, crown lift 5 metre and face back from building line to a 5 metre crown spread on northern side; OAK (T55, G5) - Crown lift to 5 metre and crown spread on eastern side of 5 metres; OAK (T57, G5) - Crown lift 5 metre and crown spread on the eastern side of 5 metres; YEWS (W1) - Retrospective crown lift to 3 metres; VETERAN OAK (W1) - Potentially unstable make safe by crown reduction	Lillesden House, Hastings Road, Hawkhurst, Cranbrook, Kent, TN18 4QG
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No information has been provided to support this application. We are extremely disappointed to see that some of this work has already been carried out prior to the application being made.

We **object** to this application.
