

Planning Advisory Committee

5th April 2019

No	Application No	Proposal	Location
113	19/00249/Full	Extension and conversion of ground floor oast to residential accommodation	Stevens Farm, Rye Rd, Hawkhurst TN18 5DW
<p>Background: <i>The application is to convert and extend the ground floor of the oast so that the current first floor flat becomes a four-bedroomed house. The ground floor is currently used for parking and farm storage. Materials will match existing, other than the roof of the extension which will be profiled metal to reflect agricultural heritage. There is some discrepancy between the planning application form and the submitted plans - the application states the windows will be powder coated aluminium, but the plans show UPVC. Pre-application advice was that it was acceptable in principle. No comments from neighbours.</i></p> <p>Comments and Recommendation: This is a modest extension - it is an increase of 22% and so complies with H11. The property is set back from the road and does not appear to have any impact on neighbours. The plans indicate that materials have been chosen to match existing, other than the metal roof to the extension. However, this reflects the agricultural heritage of the building. This is, therefore, in line with the requirement of HD4 of the NDP that extensions should be sympathetic to the host house.</p> <p>We do have concerns that the application form and the plans show different information about the windows. It should be clarified whether these will be UPVC or aluminium. We support this application.</p>			
114	18/03234/Full	Insertion of new front door and surround; additional of two stone steps to front door for access; addition of wrought iron balustrade/handrail on either side of steps for ease of access; create gap in low level front boundary wall to allow access to reinstated entrance; install brick gate post on either side of the gap; install one small wrought iron gate between posts for access to property Install two brick gate posts at either side of front elevation to recessed driveway entrance (153cm high)	The Black Pig, Moor Hill, Hawkhurst TN18 4PF
<p>Background: <i>The proposal is to reinstate a front door in its original position with steps etc to provide access. The Conservation Officer is supportive of the application, with conditions that the brick piers be more substantial and altered detailing of the canopy over the front door. No comments from neighbours.</i></p>			

Comments and Recommendation:

This will improve the appearance of the property. Therefore, we **support** this application as long as it complies with the conditions suggested by the Conservation Officer.

115	19/00273/FULL	Demolition of existing garage; replacement garage with ancillary residential accommodation within roof space above.	Prospect Cottage Water Lane, Hawkhurst TN18 5DL
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Background:

The proposal is to replace the existing garage with a two-storey "garage" with accommodation over. This will be very close to both Prospect Cottage itself and the boundary with Gun Green House. The details about materials on the application form are somewhat confusing as they refer to white painted weatherboarding, but this is actually the cottage rather than the garage, which is a traditional open oak framed garage, with an enclosed store to one side. The proposed building will be white painted weatherboarding with painted timber windows etc. One objection from a neighbour due to impact on their trees.

Comments and Recommendation:

We would question whether this is actually a replacement garage: it would appear from the plans that there will be insufficient space to park a car, as the ground floor has been divided into two rooms, plus a toilet/shower room. The choice of white weatherboarding to match the existing house rather than the natural oak more typical of a garage also seems out of keeping.

The elevations do not show the proposed garage in relation to Prospect Cottage or the neighbouring property. However, given its proximity to Prospect Cottage and the fact that it will now be two storey, we are concerned that it will detract from the host dwelling and look out of place in this rural location in the AONB. Therefore, it does not appear to comply with H11.

The proposed building is close to the boundary. We note that the owners of the neighbouring property have objected because Section 6 of the application is incorrect. They have two large Scots Pines near the boundary with Prospect Cottage. We share their concern about the impact on these trees.

Therefore, we **object** to this application.

116	19/00328/LBC	Listed Building Consent – conversion of existing agricultural building into single dwelling.	Tubslake Oast, Water Lane, Hawkhurst
See 117.			
117	19/00327/Full	Conversion of existing agricultural building into single dwelling, plus proposed temporary mobile home within the proposed residential curtilage	Tubslake Oast, Water Lane, Hawkhurst
<p>Background: <i>This is a listed Oast House, outside the LBD, which was previously (1990s) granted permission for a restaurant and living accommodation. In 2006, an application to convert it to a residential dwelling was withdrawn. The Oast is currently fairly dilapidated and the piggery has an asbestos roof. Ecology surveys have been carried out. Designs have been adjusted to take into account much of the pre-application advice. The application includes a request for temporary permission to install a mobile home on the site while the work is carried out. No comments from neighbours.</i></p> <p>Comments and Recommendation: This complies with HD1a of Hawkhurst’s NDP in that it is the development of an existing building. This application would conserve this listed Oast House, which is currently in a very poor condition. The choice of materials appears to be sympathetic. Although Tubslake Oast is located a considerable distance from any amenities and could be considered isolated, it is re-using a disused listed building and would enhance its setting (NPPF 79).</p> <p>In terms of sustainability, future residents would be reliant on cars to access facilities. However, the use of a ground source heat pump, high levels of insulation and solar panels are in line with HD3 and the HD4 in terms of resource efficiency.</p> <p>It seems reasonable that the application would require the mobile home whilst construction work is being undertaken. However, we would expect a condition that it should be removed once building work is completed.</p> <p>We support this application.</p>			
118	19/00320/LBC	Loft conversion and alterations: insertion of 3 number conservation style roof lights	Slip Mill, Slip Mill Lane, Hawkhurst TN18 5AB
<p>Background: <i>This is a grade II listed building, outside the LBD. The existing oil tank needs to be replaced, and in order to do so a wall needs to be demolished. This is a more modern wall and when it is rebuilt it is proposed to rebuild using reclaimed bricks. The artificial slates on the roof will be replaced with real slate. The oil tank will be situated elsewhere, as this location does not comply with current standards. This area will be used as a boot room and boiler room. The loft conversion includes 3 roof lights at the back of the property. The main change will be the addition of a staircase, but this will be through modern construction.</i></p> <p>Comments and Recommendation: We support this application as long as the Conservation Officer supports it.</p>			

119	19/00191/TN0T56	Telecommunications Notification – proposed base station installation	High Street Hawkhurst TN18 4JS
<p>Background: <i>This is the same application as we discussed in February.</i></p> <p>Comments and Recommendation:</p> <p>We are extremely concerned by the repeated failure to comply with the proper process in relation to this application. Similar concerns have been highlighted by residents on the planning portal.</p> <p>When we considered this application in February 2019, we expressed our disappointment that once again the applicant had stated they had consulted with the Parish Council and Borough Councillors despite not having done so. Nevertheless, our view was that this was not a material consideration and HPC agreed somewhat reluctantly to support the application.</p> <p>The Parish Clerk then found that he was unable to upload our comments to TWBC’s planning portal. He emailed to notify the planning officer of this. We received no response.</p> <p>On 28 March 2019, the planning portal has been updated to include the correspondence that was apparently sent to the Parish Council and Borough Councillors (although not received). However, our comments from February have still not been uploaded.</p> <p>As a Parish Council we feel that these ongoing procedural irregularities must surely now be a material consideration. Therefore, we oppose this application.</p>			
120	19/00206/LBC	Listed Building Consent – Alterations including: restoring fireplace, addition of chimney pots; new boiler flue, new partition to form new water closet and conversation and repair works	4 Iddenden Cottage, High Street, Hawkhurst TN18 4PT
<p>Background: <i>This is a grade II listed building in the Iddenden Green conservation area. The proposal is to install a central heating boiler, toilet, shower and kitchen units; re-open the inglenook, add a flue liner and chimney pot; plus repairs. Pre-application advice sought from Conservation Officer.</i></p> <p>Comments and Recommendation:</p> <p>It would appear that these changes are appropriate to bring the cottage up to date in terms of basic facilities such as central heating and indoor toilet etc. As long as the Conservation Officer agrees with the specifics, we support this application.</p>			

121	19/00361/LBC	Listed building consent – (retrospective) Replace single door with window and replace large window with double doors	Cranford Farm, Stream Lane, Hawkhurst TN18 4RB
<p>Background: <i>This is a grade II listed building. The changes have already been made without consent. Consent was refused for these alterations in 2009. It is hard to tell from the paperwork provided whether the concerns raised in relation to the original application were taken into account when going ahead with the alterations. However, the applicant made the decision to proceed without consent and evidently knew that it was required.</i></p> <p>Comments and Recommendation:</p> <p>It is disappointing that the applicant has made these changes without obtaining listed building consent, especially when the applicant's previous application for consent these alterations was refused.</p> <p>We object to this application.</p>			
122	19/00231/Full	Construction of single dwelling within grounds of Highgate Hall	Highgate Hall, Rye Road, Hawkhurst TN18 4 EY
<p>Background: <i>This is another single storey dwelling in the grounds of Highgate Hall, mirroring the other one we objected to previously. Unfortunately, the report outlining the reasons for granting permission for the first single-storey dwelling has not been uploaded to the planning portal, so it is difficult to understand the justification for this. No objections from residents, but how many are aware?</i></p> <p>Comments and Recommendation:</p> <p>We object to this completely inappropriate application.</p> <p>We were disappointed by the decision to grant permission for the previous single-storey dwelling in the grounds of Highgate Hall, as we felt (and still do) that the visual impact on the conservation area and the historic building of Highgate Hall was unacceptable. We also considered this to be overdevelopment of the site.</p> <p>We have the same objections to this current application, which surely must now be considered to be over-development of the site and entirely inappropriate in a conservation area. Rather than retaining its imposing appearance, Highgate Hall is being crowded out of its grounds by these additions.</p> <p>In our comments on the original application for Highgate Hall itself, we expressed concerns that the parking provided was insufficient to meet the needs of the 8 flats. Now, the proposal is 12 parking spaces for 8 flats and 2 houses. This is ridiculous and completely ignores the practicalities of living in Hawkhurst, where residents are reliant on their cars to get to work.</p>			

This application will require the removal of numerous trees and will significantly reduce the amount of green space available to residents of Highgate Hall. LP3 of Hawkhurst's NDP identifies a lack of green space in the Highgate area of the village and expects any development to take the opportunity to address this, for example, through enhanced landscape planting (8.13). This proposal does the complete opposite.

The NPPF (glossary) defines "major development" as 10 or more homes. With this latest application, the total number of dwellings on this site will be 10. Therefore, if this application were to be granted, there should be an expectation that this site makes a contribution to affordable housing in line with paragraph 64 of the NPPF.

123	KCC/TW/ 0059/2019	Section 37 application to vary the scheme approved under condition 3 of planning application TW/18/894 (extension of Wastewater Treatment works area to provide new vehicle turning head) to provide compensatory dormouse habitat management	Hawkhurst North Water Treatment Works, Heartenoak Road, Hawkhurst TN18 5EY
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Background:

This is an amendment to the application from last year. Because of the dormice, there was a condition that a suitable dormouse habitat would be created elsewhere to compensate for the loss of habitat resulting from these works. This involved spraying herbicide to reduce the amount of non-native vegetation. The landowner has refused permission for this. Therefore, this is an alternative proposal which involves planting honeysuckle and installing ten dormouse nesting boxes.

Comments and Recommendation:

Given the necessity to improve the capacity to deal with sewage in Hawkhurst, we **support** this application as long as the Landscape & Biodiversity Officer is confident that this will effectively mitigate the impact on the dormice.