

Planning Advisory Committee

6th February 2020

No	Application No	Proposal	Location
73	19/03566/FULL	Demolition of existing dwelling and replacement with new bungalow	Little Cowden Farm, Horns Rd, Hawkhurst TN18 4QS
<p>Background: <i>The existing bungalow doesn't meet current building regulations. The intention is to replace it with a bungalow designed to Passivhaus standards, which will meet higher environmental standards. Footprint will be the same as the existing bungalow.</i></p> <p>Comments and Recommendation: HPC supports this application as it is the replacement of an existing dwelling with a similar footprint in the same location and will, therefore, not impact on the traffic congestion at the crossroads or the AONB. The Parish Council welcomes the intention to use ground source heating and solar panels to improve environmental standards. This is in line with HD3 of the NDP. The retention of a bungalow of a modest size is also welcomed (HD2 & HD3). From the plans, it appears that the internal alterations to the layout of the bungalow will make it more accessible. In order to comply with the NDP, it is expected that the building should meet Part M4 (2) of the Building Regulations or Lifetime Homes Standards (HD3). The use of natural stained timber is also welcomed in this location.</p>			
74	19/03502/OUT	Outline (Access, Layout and scale not reserved) – Demolition of existing garage; construction of a new detached dwelling within the garden of Hawthorn Cottage	Hawthorn Cottage, Ockley Lane, Hawkhurst TN18 4DW
<p>Background: <i>This is the last house along Ockley Lane before it reaches open countryside. It's an outline application for a 4-bed house to be constructed in the garden to Hawthorn Cottage. The garden falls both within and outside the LBD, but the plans show the proposed building within the LBD, with the wall along the line of the LBD. Because it's outline, we're only looking at access, layout and scale.</i></p> <p>Comments and Recommendation: HPC believes that a garden in this type of location would be considered to be PDL. If this is the case, this application complies with HD1(a) of the NDP, in that it is an application for one dwelling on previously developed land, within the LBD and walking distance of shops and amenities.</p> <p>Nevertheless, we do have concerns about the impact on the AONB. This application does not comply with LP1 in that it has not demonstrated that it will not have an unacceptable adverse visual impact on the landscape. This is a sensitive location in AONB, beside an historic routeway. There are far-reaching views back across to the countryside as you walk along Ockley Lane and this has not been considered in the paperwork submitted to date. The Parish Council has found it difficult to judge the impact on the AONB due to the absence of a detailed design at this stage, due to it being an outline application, but noted the proposal to step down the building, making use of the sloping topography.</p>			

The Parish Council's view is that the scale of the house is inappropriate in this location as it is out of keeping with the other properties along Ockley Lane which are cottages. Furthermore, this proposal does not comply with HD2 of the NDP, being a 4-bedroom house, where the demand is for starter homes and small-sized houses rather than more family-sized properties.

The Parish Council has major concerns about the access and parking arrangements for this property. The current parking arrangements provide three spaces in front of the two semi-detached cottages, plus two additional parking spaces beside the existing garage. These additional spaces and the garage will all be lost if this new dwelling is constructed. From the application form, it would appear that there is no intention to increase the number of parking spaces when the new property is built. Two parking spaces for a 4-bed house is not adequate in Hawkhurst with its limited public transport. We understand that access for the new property would be shared with the existing cottages, but this would appear to cause conflict with the spaces for Hawthorn Cottage.

HPC **objects** to this application.

If TWBC were to approve this application any trees removed need to be replaced in line with HPC's Tree Policy - 3 replacement trees for each one removed. If this outline application is approved, planning officers at TWBC should advise the applicant of the need to comply with the NDP for Hawkhurst, particularly policies HD3 and HD4.

75	19/03098/Full	Erection of a fence -retrospective	4, Iddenden Cottages, High Street, Hawkhurst TN18 4PT
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Background:

This is another retrospective application for 4 Iddenden Cottages. Conservation area, listed etc. Although the fence has been put up, the gate onto Slip Mill Lane has not yet been created. Residents are very concerned about this on a number of grounds. One, what it will lead to i.e. the reasons for dividing the garden (creating a building plot). Two, the impact on the conservation area and the historic setting of the cottages, where the gardens have remained unchanged for centuries. Three, safety issues caused by the new access. Comments to date from the Conservation Officer indicate that they do not think putting a fence up is an issue, but this was an early comment and we are unsure if they have fully considered the impact on the setting that this time, especially because the application form suggests that the fence cannot be seen from neighbouring properties, which is not the case.

Comments and Recommendation:

HPC has serious reservations about this application and **cannot support** it. We share residents' concerns about the purpose of sub-dividing the plot in this manner, but appreciate that this is probably insufficient grounds to object to this application.

We **object in the strongest terms** to the proposal to create an access onto Slip Mill Lane. This is patently unsafe, being close to a blind corner at one of the narrowest parts of a lane which is notorious for being used as a rat run. We fully understand that access to the fenced off garden is required, but this can be incorporated into the fence if it is decided that the fence should remain.

It does appear that dividing up the garden in this manner is altering the setting of these listed cottages and would request that this is reviewed by the conservation officer in light of the information provided by residents. We believe that the information on the application is inaccurate.

If TWBC are minded to grant permission for the retrospective application for the fence, HPC would like to see a condition applied that the entire plot has to remain within the ownership of 4 Iddenden Cottage and cannot be sold separately.

In light of our concerns about retrospective approvals on this site and inaccurate information on the planning application we formerly request that this application is called into committee and is reviewed thoroughly.

76	19/03637/Full	Erection of 9 dwellings together with associated parking and landscaping	Land Rear of Santer House, Red Oak Hawkhurst
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Background:

Outline planning permission has been granted for up to 9 dwellings - access only considered. We objected as it was not a sustainable location, concerns over parking (for both new residents and existing residents), impact on badgers (closing a sett) and no affordable housing (TWBC owned land). These issues are still all relevant.

Comments and Recommendation:

This application does not comply with HD1(a) of Hawkhurst's NDP. It is a greenfield site rather than PDL and does not demonstrate effective physical integration within the existing settlement patterns found in and around Hawkhurst. It is not in a sustainable location in as far as residents will be reliant on their cars to access shops and services. The Appeal Decision relating to Land adjoining Sherard House refused permission for one house a little further along Horns Road, noting that future occupants would have to walk along a busy road, use the infrequent bus service or travel by car. This would equally apply to the 9 dwellings in this location.

An additional 9 dwellings would have a detrimental impact on the Hawkhurst crossroads. These are already overcapacity. Indeed, in advice given to KCC by Christopher Lockhart-Mummery QC of Landmark Chambers in July 2019, the crossroads is described as "experiencing severe levels of congestion". The Parish Council view is that no further development should be permitted without the cumulative impact on the crossroads being properly assessed. There is no evidence that this has been done. Indeed, the response from KCC Highways and Transportation dated 3rd February 2020 states that the cumulative impact of small-scale developments on the Hawkhurst crossroads is "difficult to address" until the Local Plan process is further advanced. This is not acceptable. In the advice referred to above, Christopher Lockhart-Mummery QC states that the view that "it is the cumulative impact that is critical and this should be assessed when a proposal is considered together with other committed developments. Therefore, in the Tunbridge Wells scenario, there are very valid reasons for the County Council, as local highway authority, to object to these proposals" is entirely correct. This advice was sought in relation to the numerous (generally small-scale) applications for housing in Hawkhurst.

The housing mix is in line with HD2 of the NDP, in that they are small properties (5 x 2 bed houses and 4 x 3 bed houses). However, the original outline application was for 3 x 3 bed houses and 3 x 2 bed flats and 3 x 1 bed flats. This would have been far more preferable than the current proposal in terms of meeting local housing need.

HPC objected to the outline application on the grounds of inadequate parking. This application does nothing in order to address this, whereas the previous application had 18 bedrooms in total, this application has 22 bedrooms. It only allows for 16 parking spaces. This is completely inadequate. Also no efforts have been made to improve the inadequate parking for existing residents.

There is nothing to suggest that this application complies with HD3 of the NDP. There are no references to Part M4 (2) of the Building Regulations or Lifetime Homes Standards, nothing about efficient use of water, electricity and energy or the use of locally sourced and recycled materials.

The proposal does not comply with HD4 on numerous counts. A gated development is completely out of place and is not suitable in this location. Rather than encourage access into the countryside as required by AM3, this proposal prevents it. This development is not sensitive to the local context. On p45 of the NDP it makes clear the expectation that development around "the edges of the village should be sensitive to the rural and more historic context, by reflecting the character of housing in proximity to the countryside." This has not been done. In particular, the five x 2-bed houses form a huge block that is completely out of character and which will have a negative impact on the listed Lodge Cottage.

HD4 requires that the density of new development should "respect the rural nature of the parish and be designed to give an impression of spaciousness with opportunity for green landscape between buildings." This is not the case. Nor are there working chimneys, and the proposed development would not be well integrated into the site.

This application does not comply with LP1 or LP2. Moreover, it is concerning that there does not appear to be any reference to the impact of this development on the ancient woodland or the Kent-Sussex Border Path.

There is a proposal to remove 21 individual trees, plus a further group of trees. HPC's Tree Policy requires each tree removed to be replaced by three trees. The Parish Council requests detailed plans that indicate how this will be achieved.

We understand that illegal work around the badger's sett has started and is being investigated by the appropriate authorities.

If this greenfield site is going to be developed, then far more attention needs to be given to the design of these dwellings, the impact on the AONB, local wildlife and the ancient woodland.

HPC **objects** to this application and looks forward to the Planning Committee when it considers this application.

77	20/00058/Full	Variation of condition 11 (approved levels) of 18/02165/Full – amendment to proposed site levels	Land to the East of Heartenoak, Hawkhurst Kent
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Background:

Most of the levels will be lower except for one property.

Comments and Recommendation:

HPC **supports** this application.

78	20/00005/Full	Installation of paddle stairs and window to store within existing loft.	10, Norris Close, Hawkhurst TN18 4EN
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Background:

No comments from neighbours.

Comments and Recommendation:

The addition of the window does not appear to impact on neighbouring properties. HPC **supports** this application.

79	20/00210/TPO	Trees – Ash (t1 and T2) Fell two trees	8, Dickens Way, Hawkhurst, Kent TN18 4PQ
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Background:

Want to remove trees due to blocking light to the garden and suspected ash dieback.

Comments and Recommendation:

There is no information from an appropriate expert to support this application.

HPC **objects** to this application unless the need to remove these trees is agreed by an appropriate arboricultural expert. The trees are an integral part of the conversation area in this area as they form part of a tree line. If the trees are felled, HPC requires six trees to be planted in line with its tree policy.

80	20/0032/Full	Loft conversation and roof lights	Gun Green Oast, Water Lane, Kent TN18 5BA
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Background:

This has already been done without permission, despite the application form stating that work has not started. This property is subject to an appeal being considered by the Parish Council at Monday's meeting.

Comments and Recommendation:

HPC **objects** to this application. Gun Green Oast is a non-designated heritage asset. Condition 12 (currently being appealed) is intended to ensure that alterations are not made to the oast house that would result in it losing its agricultural heritage.

When faced with a planning application, it can be a challenge for the Parish Council to imagine how this will impact the property. In this case, due to the applicant having already installed the roof lights, it does not require any imagination on behalf of the Parish Councillors to see just how inappropriate this "proposed" alteration is. The new roof lights can be clearly viewed from Whites Lane, an historic routeway, and look totally out of place.

81	20/00152/Full	Erection of timber outbuilding	Old Chestnuts, Talbot Road, TN18 4NH
Background: <i>This is a traditional shed. No objections from neighbours.</i>			
Comments and Recommendation: The proposal is for a traditional wooden shed. Thought appears to have been given to where it is sited so that it will not impact on either the listed building or neighbouring properties. Therefore, HPC supports this application.			