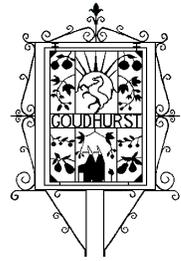


Goudhurst Parish Council



PLANNING COMMITTEE

Minutes of a Virtual Meeting held on Tuesday 26 January 2021 at 6.30pm via Zoom Conference Call

Present: Cllrs Craig Broom (Chairman), Chris Ditton, Alan Foster, Antony Harris, David Knight, Barry Noakes, Mrs. Caroline Richards and Guy Sutton.
Two members of the public and Mrs. Claire Reed, Clerk.

1. Apologies for Absence: None
2. Declarations of Interest: None
3. Planning Applications for consideration

3.1 20/03588 **Brandfold Farm, North Road, Goudhurst** *(Residential conversion within the AONB but outside the LBD)*

Recommend Refusal

The Parish Council is supportive of the conversion of redundant agricultural buildings for either residential or commercial purposes. However, we are not able to support this proposal in its current form. Our concerns are:

1. The property is within the AONB and outside the limits-to-build. The addition of an annex seems to represent over-development of the site and in our opinion does not add to the development and seems more focused towards future separation as an independent dwelling. This has been an issue in areas of the Parish.
2. The boundary of the barn is drawn closely to the barn although the extent of the property is clear from Land Registry and described more fully in the landscaping plan. This adds further to concern 1.
3. The volume of traffic exiting a narrow driveway onto North Road which, with an annex, could see five dwellings exiting onto North Road. Consideration should be given to improving sight-lines given the change in vehicle movements.
4. Considerable excavations will be required to allow for the two storeys proposed which we consider would likely have a deleterious impact on the roots of the trees which adjoin the barn. Consideration should be given to minimising the impact of any foundations on the adjoining trees in design.
5. We feel the level of fenestration, particularly in the North and West side of the building, is excessive. The building would be prominent in the landscape and there is no consideration of the potential light spillage from the building and the building design does not consider minimising light spillage. Although the proposal claims that

- there is only 2% increase in openings (the cladding is slatted timber) the current building is not lit from within and so does not create an issue in the landscape. The level of fenestration in our opinion should be revised and consideration given as to how to prevent light spillage.
6. Position in the landscape. The property is highly visible from the public right of way WC25 and more distant WC24 with impact primarily from the West and north faces of the building. There is no consideration of this within the landscape plan. KCC PROW should be asked for comment.
 7. This is a new building and likely to be a landmark building and while we welcome the proposed improvements in biodiversity we are concerned that the building should be highly energy efficient with heating that is not dependent on fossil fuel and with heat recovery technology. The benefits of solar gain, articulated in the proposal, is of interest but the fenestration primarily faces north and west which will give little benefit during winter months.

NDP policies considered relevant: L1, L8, L7, H6, D1, D3, T2, C6.

3.2 20/03729 5 Popes Row, Chicks Lane, Kilndown

(Change to a residential approval within the AONB and within the current Kilndown LBD)

Recommend Approval with no concerns.

NDP policies considered relevant: L1, D1

3.3 20/03713 Green Cross Inn, Station Road, Goudhurst

(Conversion of a commercial building to residential use within the AONB and outside of LBD)

Recommend Approval

We are saddened at the loss of a retail business within the Parish and reluctantly approve the change of use.

NDP policies considered relevant: L1, B2, D1, T2, T3

3.4 20/03823 6 Balcombes Cottages, Balcombes Hill, Goudhurst

(Extension of an existing residential building within the AONB and within the LBD)

Recommend Refusal

Our concerns are:

1. Size, mass and scale. The proposal in our opinion over-develops the existing building.
2. The fenestration is over-size particularly when compared with the existing and other buildings in the same location. Given the elevation of the property the proposed fenestration is overly large and will create excessive light spillage visible for some distance. Consideration should be given to minimising light spillage.

3. There is no discussion of building performance and of heating (which should avoid the use of fossil fuels) in such a large extension.

NDP policies considered relevant: L1, L8, D1, D3, D6

3.5 21/00058 Lime Trees Oast, Cranbrook Road, Goudhurst
(Residential extension within the AONB and outside the LBD)

Recommend Approval with no concerns.

The building is not listed, the scale of development is not excessive and although the property is within the AONB it is not visible in the landscape.

NDP policies considered relevant: L1, L8, D1, D3, D6

4. The date of the next virtual meeting is Tuesday 09 February 2021, 6.30pm.

The meeting closed at 7.30pm

Claire Reed
Clerk