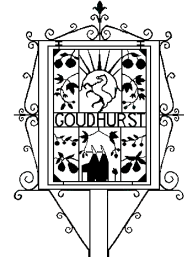


Goudhurst Parish Council



PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 29 June 2021 at 6.30pm in Goudhurst Parish Hall

Present: Cllrs Craig Broom (Chairman), Alan Foster, Antony Harris, Barry Noakes, and. Cllr Mrs. Jayne Russell as representative of Goudhurst Village Pre-school and two members of the public.

1. Apologies for Absence: Cllrs Chris Ditton (family commitments) and Mrs. Caroline Richards (holiday).
2. Declarations of Interest: None
3. Planning Applications for consideration:

21/01971 & 21/01972/LBC - Paines Farm House, Ranter's Lane

Extensions and alterations to existing dwelling and garage. Including associated landscape works.			
Location within:	Type of Development		
AONB	<input checked="" type="checkbox"/>	New build	
Conservation Area	<input type="checkbox"/>	Conversion	
Limits to Build	<input type="checkbox"/>	Listed Building	
		Business or Commercial	
Consider for escalation?	<input type="checkbox"/>	Residential	X
		Extension	X

GPC Recommendation: Approve, subject to the views of the Conservation Officer.

Comments: The proposals create a harmony with the existing style of the property.

21/01791 - Little Quarry Farm, Station Road

Siting of 2no. glamping pods as units of tourist accommodation.			
Location within:		Type of Development	
AONB	<input checked="" type="checkbox"/>	New build	<input checked="" type="checkbox"/>
Conservation Area	<input type="checkbox"/>	Conversion	<input type="checkbox"/>
Limits to Build	<input type="checkbox"/>	Listed Building	<input type="checkbox"/>
		Business or Commercial	<input checked="" type="checkbox"/>
Consider for escalation?	<input type="checkbox"/> N	Residential	<input type="checkbox"/>
		Extension	<input type="checkbox"/>

GPC Recommendation: Refusal

Comments: The access to the site is from the A262 Station Road on a stretch of road which has the highest number of road traffic collisions in the Parish.

The site is in the HWAONB on land that has otherwise been undeveloped. Members were concerned that approval of this application may set a dangerous precedent and lead to further development of the site including the development of barns etc.

21/00846 - 2 Hammonds Farm Cottages, Smiths Lane

Erection of a timber framed greenhouse (Retrospective)			
Location within:		Type of Development	
AONB	<input checked="" type="checkbox"/>	New build	<input type="checkbox"/>
Conservation Area	<input type="checkbox"/>	Conversion	<input type="checkbox"/>
Limits to Build	<input type="checkbox"/>	Listed Building	<input type="checkbox"/>
		Business or Commercial	<input type="checkbox"/>
Consider for escalation?	<input type="checkbox"/> N	Residential	<input checked="" type="checkbox"/>
		Extension	<input type="checkbox"/>

GPC Recommendation: Approve

Comments:

21/01814 - Dunley Cottage, Ballards Hill

Proposed rear ground floor extension and enlargement of existing basement.			
Location within:		Type of Development	
AONB	<input checked="" type="checkbox"/>	New build	
Conservation Area	<input type="checkbox"/>	Conversion	
Limits to Build	<input type="checkbox"/>	Listed Building	
		Business or Commercial	
Consider for escalation?	<input type="checkbox"/> N	Residential	X
		Extension	

GPC Recommendation: Approve

Comments: The proposal is in keeping with and will approve the balance of the property.

21/01878 - The Old Forge Cottage, North Road

Single-storey side extension with balcony over, external staircase; conversion of existing garage to form study and garden store; alterations to existing drive area.			
Location within:		Type of Development	
AONB	<input checked="" type="checkbox"/>	New build	
Conservation Area	<input type="checkbox"/>	Conversion	X
Limits to Build	<input type="checkbox"/>	Listed Building	
		Business or Commercial	
Consider for escalation?	<input type="checkbox"/> N	Residential	X
		Extension	X

GPC Recommendation: Approve

Comments:

21/01169 - Ranters End, Ranters Lane

Replacement of existing summerhouse with a new, similar styled, summerhouse.			
Location within:		Type of Development	
AONB	<input checked="" type="checkbox"/>	New build	
Conservation Area	<input type="checkbox"/>	Conversion	
Limits to Build	<input type="checkbox"/>	Listed Building	
		Business or Commercial	
Consider for escalation?	<input type="checkbox"/> N	Residential	X
		Extension	

GPC Recommendation: Approve

21/01349 & 21/01350/LBC - Home Farm, Bedgebury Road

Restoration and extension of a dilapidated farmstead dwelling.			
Location within:		Type of Development	
AONB	<input checked="" type="checkbox"/>	New build	
Conservation Area	<input type="checkbox"/>	Conversion	X
Limits to Build	<input type="checkbox"/>	Listed Building	X
		Business or Commercial	
Consider for escalation?	<input type="checkbox"/>	Residential	X
		Extension	

GPC Recommendation: Refer to the Conservation Officer

Comments: The Committee were disappointed to see that there was no master plan of the site showing the overall vision.

21/01347 - The Vicarage, Back Lane

Temporary Change of Use for Five Years of an area of domestic garden (C3 use) to a learning and nonresidential institution use (an F1 use)			
Location within:		Type of Development	
AONB	<input checked="" type="checkbox"/>	New build	
Conservation Area	<input checked="" type="checkbox"/>	Conversion	
Limits to Build	<input type="checkbox"/>	Listed Building	
		Business or Commercial	
Consider for escalation?	<input type="checkbox"/>	Residential	X
		Extension	

GPC Recommendation: Approve

Comments: The Committee feel that this is an important and positive asset for the children of the Pre-school.

21/01584 & 21/01585/LBC - Swan Farmhouse, Swan Lane

Installation of a 6kW Solar Photovoltaic system to south facing roof of garage.			
Location within:	Type of Development		
AONB	<input checked="" type="checkbox"/>	New build	
Conservation Area	<input type="checkbox"/>	Conversion	
Limits to Build	<input type="checkbox"/>	Listed Building	<input checked="" type="checkbox"/>
		Business or Commercial	
Consider for escalation?	<input type="checkbox"/>	Residential	<input checked="" type="checkbox"/>
		Extension	

GPC Recommendation: Approve subject to the views of the Conservation Officer.

Comments: The proposal appears to be facing away from the public footpath.

APPEAL 20/02630/LBC - Marlingate Granary Bedgebury Road

It was **agreed** to send a further representation to the appeal.

The next meeting of the Planning Committee will be on Tuesday 13 July 2021 at 6.30pm in the Parish Hall.

NDP Policy Summary

Below is a summary of the policies in our Neighbourhood Plan. The table outlines the overall policy intent. Many of these policies are very detailed (Policy D1 is a good example) and the full policy and the supporting description should be used as the basis of any decision making.

Policy Area	Policy	Overall Policy Intent
Landscape and Environment	L1 Development within the AONB	To ensure that any development complements the AONB and improves the rural environment
	L2 Development Outside the AONB	To ensure that development in areas of the Parish that adjoin the AONB are of appropriate high quality
	L3 Retain the Profile of our Hilltop Villages	To manage development on the slopes of our settlements and in prominent positions and to maintain a distinct green gap between our settlements
	L4 Conserve Landscape and Heritage Assets	To protect, celebrate and pass on for future generations, the area of rich landscape and heritage in which we live
	L5 Gap between Goudhurst LBDs	To retain the gap between the two Goudhurst Limits-to-Built-Development (LBDs) from coalescence or erosion
	L6 Biodiversity	To ensure new development provides a net gain in biodiversity and does not adversely impact the natural environment
	L7 Trees	To protect the important trees and ancient woodland in the Parish
	L8 Protect dark Skies 'Nightscape' and minimise Light Pollution	To protect the intrinsically dark rural landscape and dark skies ('nightscape') by considering the impact of new building and alterations on the 'nightscape'
	L9 Local Green Spaces	To identify Local Green Spaces in our community that will be protected from future development
	L10 Views	To limit the visual impact of any development in the landscape and views are important considerations when making planning decisions.
Community & Wellbeing	C1 Community Facilities	To support improvements in facilities and amenities
	C2 Accessibility	To ensure new development is accessible to all
	C3 Developer Contribution	To explore options for developer contributions to enhance community life
	C4 Assets of Value within the Community	To protect significant assets in the Parish from change or loss
	C5 Broadband and Mobile Infrastructure	To support the provision of improved service within the Parish
	C6 Protecting & improving Public Rights of Way	To protect and, where possible, enhance the existing public rights of way network and its setting.

Housing	H1 Housing Mix	To require mixed development with an emphasis on smaller homes to meet local need
	H2 Affordable Housing	To ensure developments include a mix of tenures
	H3 Allocating Affordable Housing	To ensure local people have priority when allocating affordable housing
	H4 Rural Exception Sites	To actively seek rural exception sites
	H5 Replacing or combining Existing Dwellings	To provide guidance and to control the size and scope of replacement dwellings
	H6 Conversion of Existing Buildings	To provide more commercial or residential properties using redundant buildings
Business	B1 New Business Space	To encourage the development of businesses and employment, making Goudhurst a good place to invest
	B2 Retention of Business Premises	To support and retain shops and businesses in our community
	B3 Adaptation for Live/Work	To provide guidance around developments intended for live/work use
Design	D1 Design Considerations	To provide guidance on our expectations of good design in our community
	D2 Boundary Treatments	To set expectations on how boundaries in new development should be treated
	D3 Climate Change	To require new homes to be more efficient and future-proofed with regard to drainage, the collection and re-use of water, and power generation and storage
	D4 Inside the Conservation Areas	To provide guidance on development within the conservation areas
	D5 Outside the Conservation Areas	To provide guidance on development outside the conservation areas
	D6 Extensions	To provide guidance around the size and scale of developments
Traffic	T1 Parking in New Development	To ensure higher standards of parking in new developments within the commercial centre of Goudhurst village
	T2 Safe Access and Sustainable Transport	To ensure that new developments do not inhibit free-flow of traffic or increase parking on local roads; and to seek mitigation where needed
	T3 Traffic Mitigation	To ensure that where possible new developments provide safe pedestrian access to bus stops, schools and other village facilities.

Claire Reed, Clerk