

Goudhurst Parish Council



PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 14 September 2021 at 6.30pm in Goudhurst Parish Hall

Present: Cllrs Craig Broom (Chairman), Alan Foster, Barry Noakes and Mrs. Alison Webster. Mrs. Claire Reed, Clerk. 2 members of the public.

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

3.1. 21/02855 Triggs Farm, Cranbrook Road

Representation was made to the Committee by resident Mr. James Rourke in opposition to the development. Mr. Rourke's main concerns related to:

1. The proposed alterations to the driveway are less suitable and compromise pedestrian safety.
2. There is no rationale for the proposed changes given in the application. These changes were not imposed by HM Inspector, TWBC nor Kent Highways.
3. Nothing in the application is rare, unusual or complicated warranting an extension.

"Variation of Condition 4 (Internal Road Configuration Drawings) of 17/02765/OUT - To amend condition 4 to read: 'The development hereby permitted shall be carried out in accordance with the following approved plans: 15679 H-01 Rev P1 & DHA/11357/21'."			
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 type="checkbox"/>
Consider for escalation?	<input type="checkbox"/> N	Residential	<input checked="" type="checkbox"/>
		Extension	<input type="checkbox"/>

GPC Recommendation: Refusal.

Comments: There remains a lack of clarity over the proposed use of the site; the plans approved at appeal were outline plans and as yet no detail of the 'reserved matters' have been submitted.

The applicant provides no strong reason for an extension to the requirement for plans to be submitted no later than 3 years after the appeal decision.

The proposed changes to the driveway are not material to the application, nor were they conditional on the granting of planning permission therefore they should be dealt with separately to the request for an extension to planning permission.

3.2. 21/02857 Twysden Cottage, Kilndown

Demolition of the existing prefabricated detached garage located to the front of the property, relocation of oil tank so that it is at least 2m from any structure, and construction of new prefabricated garage on new foundation following severe subsidence related damage.			
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	<input checked="" type="checkbox"/>
		Extension	

GPC Recommendation: Approve

3.3. 21/03000 Swan Farmhouse, Swan Lane

Single storey garden room			
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: Refuse

Comments: The size and scale of the proposal is disproportionate in the setting being adjacent to a listed building. Goudhurst Parish Council takes the view that the design and proposed materials are not in keeping with the adjacent dwelling house.

The next meeting of the Planning Committee will be on Tuesday 28 September 2021 at 6.30pm in the Parish Hall.

The meeting closed at 7.05 pm

Claire Reed
Clerk
15.09.21

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 minimize 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.