

# Goudhurst Parish Council



## PLANNING COMMITTEE

A record of representations submitted to TWBC in June 2021

At their meeting on 04 May 2021, Goudhurst Parish Council resolved to delegate the performance of its statutory and legal responsibilities to the Clerk as Proper Officer under s.101 of the Local Government Act 1972. These notes record the decisions made under that delegation and the representations made to Tunbridge Wells Borough Council.

Planning Applications considered:

21/01370 and 21/01371/LBC - Lower Maypole Cottage, Maypole Lane

GPC Recommendation: Approve (revised plans)

Erection of front and rear porches			
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	X
		Business or Commercial	
Consider for escalation?	<input type="checkbox"/>	Residential	X
		Extension	X

*Councillors responding to consultation: Cllrs Craig Broom, Chris Ditton, Antony Harris, Mrs Caroline Richards and Mrs Alison Webster.*

21/01471 - Finchurst Cottage, Summerhill

GPC Recommendation: Approve

Proposed 3no. dormers to front and 2no. to rear roof slope. Amendments to application ref 17/03431/FULL.			
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	

*Councillors responding to consultation: Cllrs Chris Ditton, Antony Harris, Mrs Caroline Richards and Mrs Alison Webster.*

21/01300 - Queen Annes, Church Road

GPC Recommendation: Approve

Demolition of existing garage and outbuilding; erection of new garage and garden store with studio over			
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	<input checked="" type="checkbox"/>
		Extension	<input checked="" type="checkbox"/>

*Councillors responding to consultation: Cllrs Chris Ditton, Antony Harris, Mrs Caroline Richards and Mrs Alison Webster.*

21/01626 - Old Post Office Cottage, Curtisden Green Lane

GPC Recommendation: Approve

Proposed roof extension and loft conversion to provide second floor living accommodation			
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	<input checked="" type="checkbox"/>

*Councillors responding to consultation: Cllrs Chris Ditton, Antony Harris, Mrs Caroline Richards and Mrs Alison Webster.*

21/01528 & 21/01529/LBC - Grange Farm House, Chequers Road

GPC Recommendation: Approve Subject to the views of the Conservation Officer regarding the mass and scale of the proposal.

Removal of conservatory; addition of a single storey side extension etc.			
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	X
		Business or Commercial	
Consider for escalation?	<input type="checkbox"/> N	Residential	X
		Extension	X

*Councillors responding to consultation: Cllrs Chris Ditton, Mrs Caroline Richards and Craig Broom (verbally).*

21/01508 - Brandfold Court Cottage

GPC Recommendation: Approve

Proposed detached 2 bay 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	
		Business or Commercial	
Consider for escalation?	<input type="checkbox"/> N	Residential	X
		Extension	

*Councillors responding to consultation: Cllrs Chris Ditton, Antony Harris and Craig Broom (verbally).*

21/01712/LBC - Little Combourn Oast

GPC Recommendation: Approve

Listed Building Consent - Replacement Windows			
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	X
		Business or Commercial	
Consider for escalation?	<input type="checkbox" value="N"/>	Residential	X
		Extension	

*Councillors responding to consultation: Cllrs Chris Ditton, Antony Harris, Mrs Caroline Richards and Mrs Alison Webster.*

21/01600 - Thatchers Hall, Ranters Lane

GPC Recommendation: Approve

Revised roof arrangement consisting of replacing the consented gable end on the proposed new extension with a hipped roof (Revision to approved plans ref 20/02540/FULL)			
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" value="N"/>	Residential	X
		Extension	

*Councillors responding to consultation: Cllrs Chris Ditton and Mrs Alison Webster.*

21/01713 - Lower Maypole Cottage, Maypole Lane

\*No representation submitted

GPC Recommendation: Approve

Erection of a log store and potting shed and replacement doors to existing garage. (part retrospective)			
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" value="N"/>	Residential	X
		Extension	

*Councillors responding to consultation: Cllrs Chris Ditton*

21/01482 - Orchard House Bedgebury Road

Provision of `in ground` swimming pool, plus patio and plant 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	
		Business or Commercial	
Consider for escalation?	<input type="checkbox"/>	Residential	<input checked="" type="checkbox"/>
		Extension	

GPC Recommendation: Approve

*Councillors responding to consultation: Cllrs Chris Ditton, Mrs. Alison Webster and Mrs. Caroline Richards.*

## 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
<b>Landscape and Environment</b>	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.
<b>Community &amp; Wellbeing</b>	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.

<b>Housing</b>	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
<b>Business</b>	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
<b>Design</b>	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
<b>Traffic</b>	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