

Goudhurst Parish Council



PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 12 July 2022 at 6.30pm in Goudhurst Village Hall

Present: Cllrs Alan Foster (Vice-Chairman), Antony Harris, Barry Noakes and Mrs. Caroline Richards.

1. Apologies for Absence: Craig Broom (COVID), Chris Ditton (unwell) and Mrs. Alison Webster (family commitment).

2. Declarations of Interest: None

3. Planning Applications for consideration:

3.1 22/01779/LBC Paines Farm House, Ranters Lane

Amendment to condition 2 of approved application 21/01972/LBC (Staircase and Hallway alterations to allow for fire escape route)			
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"/>	Residential	X
		Extension	

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

3.2. 22/01814/LBC Finchcocks Stables Blue Coats Lane

Proposed internal alterations and removal of modern fabric. Scope of works to include; Erection of stud partition wall to reduce size of existing en-suite bathroom along with alterations to sanitary ware layout. Removal of modern ceiling within existing en-suite to vault space, matching with the associated bedroom. Removal of upper section of modern studwork wall to expose historic timber roof timbers.			
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"/>	Residential	X
		Extension	

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

3.3. 22/01611 Paygate, Winchet Hill

Change of use of land to Equestrian and provision of 40M x 20M Equestrian Sand School with Silica sand and rubber chip topping.			
Location within:		Type of Development	
AONB	<input 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" value="N"/>	Residential	<input checked="" type="checkbox"/>
		Extension	<input type="checkbox"/>

GPC Recommendation: Refuse however, GPC would find the application acceptable with the following changes/ conditions:

Restricted to Private use only. Commercial use would increase the volume of traffic accessing and egressing the site on a dangerous junction/ bend and increase noise pollution for the immediate neighbours. Although not mentioned, the parking on site is only just adequate for current use and the proposed application. If used commercially, parking would not be sufficient.

To use an alternative to the rubber chipping surface. GPC is concerned by the environmental impact of using the proposed rubber chipping surface for the following reasons:

- Council understands that this material contains toxic substances that can leech into the ground below the sand school and may penetrate any water sources (and adjacent pond).
- This type of material will emit a strong rubber odour which would be an irritant to neighbours and could impact the enjoyment of their outdoor space.
- It does not degrade for 20+ years.
- GPC understands that the material is flammable and in the event of a fire would be a serious risk to any nearby property and would produce toxic fumes.

GPC would like to see the use of an alternative material for the surface, for example wood chippings or silica/sharp sand, which it is understood are both suitable for this type of Equestrian School and are used satisfactorily for the sand school 500 yds. away.

Location. The Sand School would be better situated a few yds. further from the adjoining hedgerow to limit the impact on neighbours. It would also allow for the planting of trees in the hedge to address anticipated noise pollution.

Lighting. In view of the location of the site, adjacent to a residential area, and Goudhurst’s Dark Sky policy, GPC request a condition preventing the installation of lighting, flood lighting or the use of temporary lighting. See NDP policy L8.

Removal. Any permission should be conditional on the complete removal of the sand school and restoration of the field when no longer required for the proposed purpose.

With these changes and conditions GPC would not oppose the application.

GPC would like to mark this application as Y under the Tunbridge Wells Agreement:

Higher Priority: Local Council considers that if Planning Services' view on whether permission be granted or refused differs to Local Council, it warrants further discussion

Next meeting Tuesday 09 August 2022, 6:30 pm in Goudhurst Village Hall