

# Goudhurst Parish Council



## PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 13 September 2022 at 6.30pm in Goudhurst Village Hall

Present: Cllrs Alan Foster (Vice-chairman), Antony Harris and Mrs. Alison Webster.

*Having opened the meeting, the Chairman requested that a minute's silence be held as a mark of respect following the death of Her Majesty Queen Elizabeth II.*

1. Apologies for Absence: were received from Cllrs Craig Broom (holiday) and Mrs. Caroline Richards (holiday). It was noted that Cllr Barry Noakes was absence.
2. Declarations of Interest: None
3. Planning Applications for consideration:

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	
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	

*Goudhurst Parish Council acknowledge the answers provided to the queries previously raised.*

GPC Recommendation: Approve conditional on the following:

**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.

**A Review of Access.** In light of the proposal to increase the hedge height, traffic safety and access to the property should be reviewed. A higher hedge would reduce visibility further for those accessing and egressing Curtisden Green Lane at the junction with Winchet Hill, a tight and dangerous bend.

**Odour.** GPC accept the submission relating to the smell of the surface. However, if this proves to be incorrect and a strong odor is emitted from the surface, it should be replaced.

Disposal of Horse Manure. Proper arrangements for the disposal of manure should be made. The current arrangements are inadequate.

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*

3.1. 22/01666 Little Marlingate, Bedgebury Road

Erection of new garage with associated access, addition of timber fence to provide acoustic screening from highway and associated landscaping.			
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"/>

GPC Recommendation: Approve.

3.2. 22/02488 Monks, Summerhill

Proposed two bay car barn.			
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 Extension	<input checked="" type="checkbox"/> X
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GPC Recommendation: Approve

3.3. 22/02523 Nursery Farm Oast, London Road

Erection of 2 bay cart style garage and log store.			
Location within:	Type of Development		
AONB	<input checked="" type="checkbox"/> X	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 Extension	<input checked="" type="checkbox"/> X

GPC Recommendation: Approve. The revised design is much more in keeping with the farmstead and is in a better location, being away from the view of the main road.

Next meeting Tuesday 27 September 2022, 6:30 pm in Goudhurst Village Hall