

Goudhurst Parish Council



PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 27 September 2022 at 6.30pm in Goudhurst Village Hall

Present: Cllrs Craig Broom, Alan Foster (chairman), Antony Harris, Barry Noakes and Mrs. Alison Webster.

1. Apologies for Absence: Mrs. Caroline Richards (holiday).
2. Declarations of Interest: Cllr Alan Foster declared an interest in item 3.5.
3. Planning Applications for consideration:

3.1 22/02580 Lamberts, Church Road

Conversion of double garage/annex to from two-bedroom annexe ancillary to main house, Erection of single storey extension to annex.			
Location within:		Type of Development	
AONB	<input checked="" type="checkbox"/>	New build	
Conservation Area	<input checked="" type="checkbox"/>	Conversion	<input checked="" type="checkbox"/>
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 conditional on the annex remaining ancillary to the main dwelling and without long term occupation or rental.

3.2. 22/02546 The Stables, Gore Court, North Road

Erection of single storey rear extension.			
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: the committee query the ability to physically build the extension, as designed, with its proximity to the boundary and neighboring property.

3.3. 22/02581 Ladham Oasthouse, Ladham Road

Replacement of Garage/Workshop with swimming pool and associated pool house/garage.			
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: Refuse on the basis of mass and scale in relation to the existing historic building and overall visual appearance and relationship to site.

3.4. 22/02587 Cloud Cottage, North Road

Proposed ground and first floor extension.			
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 checked="" type="checkbox"/>

GPC Recommendation: Approve

3.5. 22/00704 4 Clay Cottages, Clayhill

Demolition of existing garage and construction of 1no dwelling with associated parking and landscaping.			
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 checked="" type="checkbox"/>

GPC Recommendation: Approve conditional on the creation of a new parking space at No 4 Clay Cottages.

Comments: This is an overdevelopment of a very small and constrained site. The Committee has concerns over the mass and scale on the plot. The Committee notes that although the roofline is no higher than the adjoining development, the proximity to it creates a dominating effect. On viewing the site, cars were parked very close to the site entrance, any additional cars and site traffic parked on the

A262 will radically change the site lines for the entrance and cause significant congestion in the village. The risk associated with any car attempting to reverse onto, or from, the A262 was considered to be high.

4. Items for Information

It was noted that the application for revised access at Triggs Farm has been resubmitted with changes.

Next meeting Tuesday 11 October 2022, 6:30 pm in Goudhurst Village Hall