

# Goudhurst Parish Council



## PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 11 October 2022 at 6.30pm in Goudhurst Village Hall

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

1. Apologies for Absence: None
2. Declarations of Interest: Cllr Alan Foster declared an interest in item 3.5.
3. Planning Applications for consideration:
  - 3.1 22/02723 & 22/02724/LBC Junction of Triggs Farm, Cranbrook Road

Reconfiguration of vehicle access point, including boundary alterations and replacement boundary wall, to Holly Villas to secure visibility.			
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: Refusal.

The improvement in the junction are considered small and there is concern that they cannot be guaranteed. The site lines shown in the application cannot be guaranteed and the potential for parking in the area created by the movement of the boundary could potentially make the junction more dangerous. The parking created for Holly Cottage is inadequate for two cars and provides no space for visitors (unlike the existing configuration) and creating additional space would allow cars to park in the space created by the boundary change. There was concern that delivery vehicles and other vehicles would use the space created by the boundary move as parking which could result in vehicles trying to reverse onto the A262.

There is no history of accidents at this junction despite the exit. GPC did not believe that the improvements proposed offered enough improvement to justify the changes to a listed building and that the benefits outlined cannot be guaranteed and there is potential to create additional risks at this junction.

GPC noted mention of the Triggs Farm development (12 houses) in the application. Although not related to this application the Triggs Farm application proposed to close this exit onto the A262 for safety reasons given the additional volume of daily movements associated with the development.

3.2. 22/02739 Lapwing Farm, Bedgebury Road

Variation of Conditions in relation to conditions 2 (Approved Drawings) and 3 (External Materials Details). With application 20/03544/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	

GPC Recommendation: Refusal

**Comments:** The changes in materials lower the standard of the conversion and introduce suburban materials to what is a converted agricultural building. The proposed changes uses materials that do not age and do not complement the local vernacular.

Relevant NDP policies:

- H4 Conversion of existing buildings and
- D1 Design Considerations
- L1 development in the AONB.

3.3. 22/02756 & 22/02757/LBC Peacock Inn, Cranbrook Road

Erection of new timber pergola and replacement paving.			
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	X
Consider for escalation?	<input type="checkbox"/>	Residential	
		Extension	

GPC Recommendation: Approval

3.4. 22/02812 Anchorage, North Road

Single storey extension to the rear and reconfiguration of the front porch, Existing painted brickwork at the ground floor to be rendered.			
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	

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

GPC Recommendation: Approval

### 3.5. 22/02750/LDCEX Little Meadow Station Road

Lawful Development Cert. (Existing) - Occupation of Little Meadow in breach of the Agricultural Occupancy Condition 2 of permission WE/5/51/140.			
Location within:		Type of Development	
AONB	<input checked="" type="checkbox"/> X	New build	
Conservation Area	<input type="checkbox"/>	Conversion	X
Limits to Build	<input type="checkbox"/>	Listed Building	
Consider for escalation?	<input type="checkbox"/> N	Business or Commercial	
		Residential	
		Extension	

GPC Recommendation: Refusal

Comments: On principle GPC wish to retain dwellings in the community for agricultural workers although they had sympathy with the application.

Relevant NDP policies:

- H1 Housing Mix.

## 4. Items for Information

### 4.1. 22/02919/TWORK Part OS Plot 7000 Jarvis Lane Goudhurst Cranbrook Kent

It was noted that a telecommunication notification had been received for the removal and replacement of 3 No. existing antennas with 3 No. new antennas, the installation of 2 No. 300mm dishes and 1 No. 600mm dish, internal cabinet works and ancillary works

No comments were made.

Next meeting Tuesday 25 October 2022, 6:30 pm in Goudhurst Village Hall