

# Goudhurst Parish Council



## PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 29 November 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: were received from Cllr Mrs. Alison Webster.
2. Declarations of Interest: None.
3. Planning Applications for consideration:

### 3.1. 22/02835 Triggs Oast, Cranbrook Road

Proposed removal of the existing tennis court and the erection of a new detached house and detached garage, with associated works and landscape enhancements.			
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 checked="" type="checkbox"/>	Residential	<input checked="" type="checkbox"/>
		Extension	<input type="checkbox"/>

#### Recommendation Refusal

The application was supported by the applicant and both the architect and landscape architect. The application is extremely detailed and complete but it fails to demonstrate conformance with any of the policies set out within our NDP and as a result the committee recommends refusal.

The application is intended to support downsizing for the applicant and although our NDP is supportive of opportunities for downsizing that support is in the context of an application that broadly meets the policies set out in the NDP.

The application is made under paragraph 80 of the NPPF which supports development if it reflects *the highest standards in architecture and significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area*. The committee has no base for comparison and so cannot offer an informed opinion as to whether the application does or does not meet the criteria required by paragraph 80. As such the committee will rely on the recommendation of TWBC. The committee would ask that, in the event of a TWBC recommendation for approval that the application be called-in to committee so that there can be greater public representation and scrutiny.

**3.2. 22/03169 Whitestocks Farm, Bedgebury Road**

Two storey side extension and first floor rear extension, construction of swimming pool with a pool house and for the conversion of the existing garage into a games room and garden store and ancillary annexe accommodation."			
Location within:		Type of Development	
AONB	<input checked="" type="checkbox"/>	New build	<input checked="" type="checkbox"/>
Conservation Area	<input type="checkbox"/>	Conversion	<input checked="" type="checkbox"/>
Limits to Build	<input type="checkbox"/>	Listed Building	<input type="checkbox"/>
		Business or Commercial	<input type="checkbox"/>
Consider for escalation?	<input checked="" type="checkbox"/>	Residential	<input checked="" type="checkbox"/>
		Extension	<input checked="" type="checkbox"/>

Recommendation: **Approval**

The committee felt the extension unbalances a symmetrical design. However, the development cannot be seen from the surrounding area and the committee recommends approval subject to conditions:

1. The annexe is used as ancillary accommodation for Whitesocks Farm
2. The annexe does not allocate an independent address from Whitestocks Farm
3. The annexe is not used for short or long-term rental

**3.3. 22/02554 Bethany School, Jarvis Lane**

Demolition of existing boarding house (Pengelly House) and construction of a three-storey replacement boarding house comprising accommodation for up to 50 pupils, alongside staff accommodation and associated boarding house facilities, alongside parking and landscaping works			
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 checked="" type="checkbox"/>
Consider for escalation?	<input checked="" type="checkbox"/>	Residential	<input type="checkbox"/>
		Extension	<input type="checkbox"/>

Recommendation: **Deferral until our December meeting.**

The application is new was only available for comment by local residents in the days before and so the committee would like to consult with local residents before our submission.

The committee were generally supportive but raised concerns about the potential for planning blight in Curtisden Green as a result of this proposal and the extant application for a performing Arts centre. The impact alongside previous extant applications could cause severe disruption for multiple years. The committee will look at options to manage this.

It was also noted that Bethany is major source of light pollution that will not be improved by this application. We would look to understand how the impact on the local environment could be better managed as a part of this application.

**3.4 22/03072 The Stables, Bedgebury Road**

"Demolition of existing buildings and erection of a detached single storey dwelling with associated landscape and ecological enhancement works, including removal of hardstanding and menage"			
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"/>

Recommendation **Refusal**.

The application is for demolition and a new build and not the conversion of an existing redundant building which would possibly be viewed differently. As such the application represents a new build which, with the change of location and orientation be more prominent in the landscape and more visible from the public footpath. The development is in the AONB and outside the limits-to-build.

Next meeting Tuesday 13 December 2022, 6:30 pm in Goudhurst Village Hall

Claire Reed  
Clerk