

Goudhurst Parish Council



PLANNING COMMITTEE

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

Present: Cllrs Craig Broom (chairman), Antony Harris, Barry Noakes, Mrs. Caroline Richards and Mrs. Alison Webster. Claire Reed, Clerk; Rebecca Bardon, Assistant Clerk.

1. Apologies for Absence: there were none.
2. Declarations of Interest: None.
3. Planning Applications for consideration:

3.1 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 type="checkbox"/>	Residential	<input type="checkbox"/>
		Extension	<input type="checkbox"/>

Recommendation: **Approve with conditions.**

Goudhurst Parish Council (GPC) is generally supportive of the application 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. GPC would like to see a condition requiring a plan to be submitted, prior to construction, for the management of both normal school traffic and construction traffic, which should in the most part be internalised.

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

3.2. 22/03204 & 22/03205/LBC Riseden Farm, Ranters Lane

Demolition of existing outbuilding and replacement with new outbuilding comprising two enclosed parking spaces with third open car barn, with room above.			
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: **Approve**

3.3. 22/03391/LBC Lamberts, Church Road

Carry out urgent structural repairs to strengthen the existing south wall of cellar 1 located on eastern side of property by building a new reinforced brick buttress on a reinforced pad foundation.			
Location within:		Type of Development	
AONB	<input checked="" type="checkbox"/>	New build	<input type="checkbox"/>
Conservation Area	<input checked="" type="checkbox"/>	Conversion	<input type="checkbox"/>
Limits to Build	<input type="checkbox"/>	Listed Building	<input checked="" 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: **Approve**

3.4 22/03241 Gore Court, North Road

Part conversion of garage/store to annex accommodation.			
Location within:		Type of Development	
AONB	<input checked="" type="checkbox"/>	New build	<input 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 type="checkbox"/> N	Residential	<input checked="" type="checkbox"/>
		Extension	<input type="checkbox"/>

Recommendation **Approve conditional on family use only.**

3.5 22/03260 & 22/03261/LBC Three Chimneys Farmhouse, Bedgebury Rd

Conversion of part of building to annex/holiday accommodation and associated works and the installation of a new treatment plant.			
Location within:		Type of Development	
AONB	<input checked="" type="checkbox"/>	New build	
Conservation Area	<input type="checkbox"/>	Conversion	X
Limits to Build	<input type="checkbox"/>	Listed Building	
		Business or Commercial	
Consider for escalation?	<input type="checkbox"/> N	Residential	X
		Extension	

Recommendation **Approve.**

3.6 22/03361 May Farm, Chicks Lane, Kilndown

Variation of Condition 2 of application 22/00821 (the conversion and partial demolition of an agricultural building to a single dwelling house) - (Addition of 2No. Flues to serve wood burning stoves, variation of external materials to include black timber cladding in addition to black corrugated steel cladding, amendments to fenestration to suit detailed room layouts).			
Location within:		Type of Development	
AONB	<input checked="" type="checkbox"/>	New build	
Conservation Area	<input type="checkbox"/>	Conversion	X
Limits to Build	<input type="checkbox"/>	Listed Building	
		Business or Commercial	
Consider for escalation?	<input type="checkbox"/> N	Residential	X
		Extension	

Recommendation **Approve.**

Next meeting Tuesday 10 January 2022, 6.30 pm in Goudhurst Village Hall

Meeting closed at 19.15

Claire Reed
Clerk