

Goudhurst Parish Council



PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 12 September 2023 at 6.30pm in the Church Rooms

PARTICIPANTS

Councillors Present: Cllrs Craig Broom (Chairman), Edward Hodgskin, David Knight, Ed Reed-Cutting, Caroline Richards, Paul Wareham.

Officers Present: Claire Reed, Clerk.

APOLOGIES FOR ABSCENCE

303/23 Antony Harris (working), Suzie Kember (working) and Alison Webster (TWBC meeting).

DISCLOSURES OF INTEREST

304/23 There were none.

PLANNING APPLICATIONS FOR CONSIDERATION:

305/23 - 23/02217 11 Flimwell Close, Flimwell

Side/rear single storey extension and loft conversion, replacement porch.			
Location within:	Type of Development		
AONB	<input 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" value="N"/>	Residential	<input checked="" type="checkbox"/>
		Extension	<input checked="" type="checkbox"/>

Recommendation: Refuse

Comments: The Council raised concerns regarding the scale and mass of the proposals. Concerns were also raised over the size of the 'flat roof dormer' window which overlooks neighboring properties and will result in light pollution, contrary to policy L8 of the Goudhurst NDP. If the officer was minded to approve the application, Goudhurst Parish Council would expect to see these concerns addressed.

306/23 - 23/02210 Smugley Farm, Bedgebury Road

Variation of Condition 2 of Planning Permission 21/04235/FULL (Erection of two replacement dwellings with associated landscaping (amendments to planning permission 18/03451/FULL)) - replacement of detached car barn with family room and inclusion of swimming pool on Plot 2.			
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 checked="" type="checkbox"/>	Listed Building	<input type="checkbox"/>
		Business or Commercial	<input type="checkbox"/>
Consider for escalation?	<input type="checkbox"/>	Residential	<input checked="" type="checkbox"/>
		Extension	<input type="checkbox"/>

Recommendation: Refuse

Comments: Although there was a consensus on the application there is insufficient and inadequate detail to allow the Council to properly consider the proposals. It is noted that the proposals do not contain information regarding the location of the plant required to operate the pool or any landscaping around and in support of the pool. The Council would be happy to reconsider their recommendation if more information was available.

307/23 - 23/02835 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 checked="" type="checkbox"/>	Listed Building	<input type="checkbox"/>
		Business or Commercial	<input type="checkbox"/>
Consider for escalation?	<input type="checkbox"/>	Residential	<input checked="" type="checkbox"/>
		Extension	<input type="checkbox"/>

Recommendation: Refusal

Comments: The committee noted the change in approach for this application and the move away from an application based on section 80. Where the previous proposal had much in the way of design, innovation and interest the amended proposal is more traditional in nature.

Where the committee does not have the relevant expertise and experience to comment meaningfully on a section 80 proposal the present application, being more traditional in nature, falls within its experience. Although the Committee has some sympathy with the applicants, the application fails to meet key policies in Goudhurst Neighbourhood and Borough plans and, in terms of section 80, does not appear to meet the criteria for exceptional quality of design.

DATE OF NEXT MEETING

308/23 Tuesday 26 September 2023 at 6.30pm in Goudhurst Village Hall.

The meeting closed at 7.00 pm

Claire Reed, Clerk