

# Goudhurst Parish Council



## PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 24<sup>th</sup> October 2023 at 6.30pm in the Church Rooms

### PARTICIPANTS

**Councillors Present:** Cllrs Craig Broom (Chairman), Edward Hodgskin, David Knight and Ed Reed-Cutting.

**Officers Present:** None.

### APOLOGIES FOR ABSCENCE

407/23 Antony Harris (unavailable), Suzie Kember (working) and Alison Webster (TWBC meeting).

### DISCLOSURES OF INTEREST

408/23 There were none.

### PLANNING APPLICATIONS FOR CONSIDERATION:

409/23 23/02637 Knights Hole, Jarvis Lane

Demolition of existing stables and erection of self-contained annex (Retrospective)			
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 type="checkbox"/>

**Recommendation:** Approve.

**Comments:** The Council deprecates the use of retrospective planning applications. Our view is that the size and scale are in keeping with the original building and the materials are similar. We accept that it is not visible from surrounding properties of footpaths.

If the officer is minded to approve we would like to see restrictions on the building as a domestic annex and it should not be used for holiday, short or long term rental.

409/23 23/02684 4 Priors Heath

Single storey infill of enclosed courtyard and changes to fenestration on east elevation			
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	X

Recommendation: Approve

Comments: The Council are happy to approve providing there is no impact on the neighbouring property which cannot be seen given the nature of the site.

410/23 23/02690 & 23/02691/LBC Old Peacock Cottage, Cranbrook Road

Erection of oak framed garden room to the side following removal of existing extension			
Location within:		Type of Development	
AONB	<input 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"/> N	Residential	X
		Extension	X

Recommendation: Refuse in its current form

Comments: The Council is not opposed to development on the site but we feel the proposed development dominates the existing listed building and the boundary between the old and new development is unclear.

Old Peacock cottage is one of a small number of traditional cottages that were once prevalent in this area but have now all but disappeared. The cottage was a part of the Glassenbury Estate until the 1990s and so over hundreds of years was not modified or extended. We feel the proposed extension does not conserve what is an important building.

We will support the decision of the conservation architect.

411/23 23/02753 Beech House, North Road

Erection of oak framed garden room to the side following removal of existing extension			
Location within:		Type of Development	
AONB	<input checked="" type="checkbox"/>	New build	
Conservation Area	<input checked="" type="checkbox"/>	Conversion	
Limits to Build	<input checked="" type="checkbox"/>	Listed Building	
		Business or Commercial	
Consider for escalation?	<input type="checkbox"/>	Residential	<input checked="" type="checkbox"/>
		Extension	<input checked="" type="checkbox"/>

**Recommendation:** Approve

**Comments:** The Council does not consider that the development will impact any neighbours.

DATE OF NEXT MEETING

412/23 Next Planning Committee Meeting, Tuesday 14<sup>th</sup> November 2023 at 6.30pm in The Church Rooms, Back Lane.

The meeting closed at 7.00 pm

Claire Reed, Clerk