

Goudhurst Parish Council



Planning Committee 09.01.2024

MEETING
9 January 2024 18:30 GMT

PUBLISHED
2 January 2024

Goudhurst Parish Council



To: Cllrs Craig Broom (Chairman), Antony Harris, Edward Hodgskin, Suzie Kember, Ed Read-Cutting, Caroline Richards and Paul Wareham. Cllr Phil Kirkby (ex-officio).

I summon you to a Meeting of the Planning Committee on Tuesday 9th January 2024 at 6.30 pm, in The Church Rooms, Back Lane, where business detailed on this agenda will be discussed.

Goudhurst Parish Council recognise that there are continuing risks associated with COVID-19 and are supportive of individuals wearing masks in meetings and maintaining a social distance. We will continue to provide hand sanitiser at the entrance to the Village Hall. In order to keep everyone safe, please do not attend a meeting if you have COVID-19 symptoms or have tested positive for COVID-19 in the past 5 days. We will continue to review the risks and will comply with any future controls recommended or mandated by HM Government.

Members of the Public and the Press are welcome to attend this meeting. At the Chairman's discretion, 15 minutes will be set aside for questions from members of the public each one of whom may be invited to speak for a maximum of 3 minutes in total relating to items on the Agenda or about issues of local concern. Thereafter they have the right, and are welcome, to stay and observe the rest of the Meeting in accordance with the Public Bodies (Admission to Meetings) Act 1960, s1.

Please inform the Clerk if you intend to film or record the Meeting.

Claire Reed
Clerk to Goudhurst Parish Council
02nd January 2024

Parish Council Office - The Hop Bine, Ranters Lane, Goudhurst, TN17 1HN
01580 212552 | clerk@goudhurst-pc.gov.uk | <https://goudhurst-pc.gov.uk> | 07494 117313

A quorum for Planning Committee is 3 Members.

Agenda

| | | |
|-----------------------------|------------|-------|
| Location | Date | Time |
| The Church Rooms, Back Lane | 9 Jan 2024 | 18:30 |

| | Item | Page |
|-----|--|------|
| 1 | Apologies for Absence as reported at the meeting. | - |
| 2 | Declarations of Interest. | - |
| 3 | Questions from the public and the press | - |
| 4 | Planning Applications for consideration | - |
| 4.1 | 23/03239/FULL Winchet Hall , Winchet Hill, Goudhurst, Cranbrook,Kent, TN17 1JX Loft conversion with dormer window, rooflights & roof balcony to front elevation (South), Rooflights & gable picture window to side elevation (west) and hidden dormer windows to rear elevation (north) | - |
| 4.2 | 23/03348/FULL Crowbourne Grange , Station Road, Goudhurst, Cranbrook, Kent, TN17 1EQ Conversion of ancillary building to a single dwelling with extension and associated hard and soft landscaping works | - |
| 4.3 | MG/CTIL_113579 24 Proposed Base Station Upgrade At Ctil_113579 24, Cherry Garden Farm, Pump Field, Jarvis Lane, Goudhurst, Kent, Tn17 1Dy (Ngr: 573290, 137941) To improve 3G, 4G and add 5G network coverage for VMO2. | 4 |
| 4.4 | 23/03246/FULL Land Off Angley Road Cranbrook Kent Development of 34 no. residential units with associated garaging, parking and infrastructure. | 6 |
| 5 | Items for Information | - |
| 6 | Next meeting Tuesday 23rd January 2024, 18.30, the Church Rooms. | - |

Our ref: MG/CTIL_113579 24

Clerk to Goudhurst Parish Council
The Hop Bine
Risebridge Farm
Ranters Lane
Goudhurst
Cranbrook
TN17 1HN

Waldon Telecom Ltd
West Lodge
Station Approach
West Byfleet
KT14 6NG

Thursday, December 21, 2023

BY EMAIL

Dear Clerk to Goudhurst Parish Council,

PROPOSED BASE STATION UPGRADE AT CTIL_113579 24, CHERRY GARDEN FARM, PUMP FIELD, JARVIS LANE, GOUDHURST, KENT, TN17 1DY (NGR: 573290, 137941)

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone have identified this site as suitable for an equipment upgrade for VMO2 (trading as O2).

The purpose of this letter is to consult with you and seek your views on our proposal before proceeding with the works. We understand that you are not always able to provide site specific comments, however, Cornerstone and VMO2 are committed to consultation with communities for mobile telecommunications proposals and as such would encourage you to respond.


As part of VMO2's network improvement program, there is a specific requirement for a radio base station upgrade at this location to improve 3G, 4G and add 5G network coverage for VMO2.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Reg 5 V.3 – 15/04/2021

Registered Address:
Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

Please find below the details of the proposed site upgrade: -

Our technical network requirement is as follows:

- CTIL_113579 24, Cherry Garden Farm
- To improve 3G, 4G and add 5G network coverage for VMO2.

We consider the best solution is as follows:

- Cherry Garden Farm, Pump Field, Jarvis Lane, Goudhurst, Kent, TN17 1DY (NGR: 573554, 138008)
- The proposed upgrade consists of removing 3no. existing antennas, installing 6no. new antennas and 2no. new 300mm dishes. Internal equipment works within the equipment cabin and ancillary works thereto.
- This option has been chosen as it utilises an existing installation which will improve coverage with minimal changes to the equipment, reducing the visual impact on the surrounding area as far as technically possible.

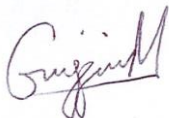
The Local Planning Authority mast register and the Development Plan have been taken into account and the planning history of the site has been examined.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation.

We look forward to receiving any comments you may have on the proposal within 14 days of the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CTIL_113579 24).

Yours sincerely,




Michael Griffin
Waldon Telecom Ltd.
(for and on behalf of Cornerstone)
Email: Michael.Griffin@waldontelecom.com

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PLEASE NOTE
 FOR CONSTRUCTION PURPOSES USE ONLY FIGURED DIMENSIONS. THIS DRAWING MUST ALWAYS BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT DETAILS. ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT. PLEASE REPORT ANY DISCREPANCY TO THE ARCHITECT OR CONTRACT ADMINISTRATOR
 © COPYRIGHT HMY 2023

| Revisions | | |
|-----------|-------------|-------------|
| P1 | 25 Oct 2023 | FIRST ISSUE |

| | | |
|--|----------------------|------------------------------|
| Drawing KCC Site Boundary | | Date Oct 2023 |
| Project/Client Proposed New School in Crambrook Cranbrook PC | | Scale @ A3 NTS |
| Job reference CSPC SK01 | Drawing number P1 | Purpose of Issue Approval |

HMY
 HazleMcCormackYoung LLP/Chartered Architects/
 Leap House/ Frog Lane/ Tunbridge Wells/ Kent/
 TN1 1YT/ t 01892 515311/ f 01892 515285

Planning application 23/03246/FULL

Concerning the Education issues, as addressed in Paragraph 1.2.9 of the Planning statement

Having been extensively quoted in appendix 1, I would like to update the situation on schools, and why the need for education on this VSC (Very Special Circumstance site) trumps the need for more housing, which would only exacerbate the infrastructure problem in the High Weald.

Para 1.2.9 states that on October 6th 2023, an interim surveyor at KCC suggests no other KCC service is looking to use this site, and this is taken as meaning there is no need for a new school in the High Weald.

This KCC information pre-dates the changes to the local plan and the public meeting on October 4th with Nick Abrahams of KCC who is the School place procurement manager. He admitted there is a shortage of secondary school places across the High Weald, even before the 500 new houses in the Parish have been built, let alone those in the 12 other rural parishes who used to send students to the High Weald Academy. There is an acknowledged 320 square mile 'hole' in non selective education across the High Weald.

The 'Local Plan' was to build a new school in Tudeley, but since December 13th 2023 this has been dropped from the local plan. There is now talk of extending Mascalls even further or a new school somewhere.

This site off Angley Road is surrounded by school premises: a pre school, a primary school, and playing fields for the grammar school. It is directly opposite parking for 280 cars at the sports club – owned by the Parish Council

It is large enough to take a 650 pupil secondary school – see attached plan drawn up in line with the government baseline guides for school buildings. This programme is supported by Helen Grant, our MP, who is working with the Department of Education. A reminder that it is the Department of Education that manages academies and non selective secondary schools, not Kent County Council .

Cranbrook was the centre of education for over 1000 pupils. Due to lack of courses, aspirant pupils went elsewhere, and the High Weald Academy was summarily closed. All these students are now bussed to Tenterden, Paddock Wood, Maidstone or Wadhurst, and all parishes are keen to see a new non selective school in Cranbrook. The High Weald Academy has been successfully converted to a Special Needs school, Snowfields, but it is not suitable for co-habitation with a mainstream school.

As so much housing has already been given permission across the Weald, with the expectation of more, this is the last site for a new school in Cranbrook.

The carbon footprint and cost of travel is a major issue, as is the stress for pupils to be on busses for upto an hour each way.

It is not apparent from the application that this land belongs to KCC who are desperately short of cash. The loss of this site to housing will do immense harm to future generations of school children across the High Weald, and our responsibility is to future generations, not just a cash flow crisis.

The NDP has designated the land a green field site. If anything is to be built on it, the Parish would only support a school, not more housing that adds to our infrastructure problems.

Kim Fletcher

Chairman

Cranbrook and Sissinghurst Parish Council