

Goudhurst Parish Council



PLANNING COMMITTEE

Minutes of a Meeting held on 28th May 2024 at 6.30pm in the Church Rooms

PARTICIPANTS

Councillors Present: Ed Reed-Cutting, Caroline Richards, Antony Harris, Craig. Broom

APOLOGIES FOR ABSENCE

Suzi Kember, Paul Wareham

DISCLOSURES OF INTEREST

None

PLANNING APPLICATIONS FOR CONSIDERATION:

24/01027/FULL Smugley Farm, Bedgebury Road, Goudhurst, Cranbrook, KENT TN17 2QU

Variation of Condition 2 of Planning Permission 23/02210/FULL – Amendments to overall design of dwelling			
Location within:	Type of Development		
HWNL (formally 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"/>	Residential	<input checked="" type="checkbox"/>
		Extension	<input type="checkbox"/>

Recommendation: Refusal:

The committee voted to refuse the application on four grounds:

Mass and Scale.

Although the overall floor space and volume do not differ widely from the totals of the original proposal the design is quite different. We consider substitution of an alternative design, albeit of the same capacity, does not make the proposals equivalent or inter-changeable. The original design had three storeys (above ground) but the impact of its top story (when viewed at street level and from distance) was much less as it set back behind a parapet which reduced the mass, scale and impact of the third story. In the revised proposal, the third storey has the same footprint as the lower storeys. Our view is that this makes the building intrusive in the landscape and that its effect will be to dominate the surrounding area. We have many buildings of similar design in the Parish but they are much lower in overall height and better located in their surroundings. This proposal offers no such mitigations.

Light Pollution.

With a significant increase in glazing over the original design the building will have an impact on our locally dark skies. The building is in an intrinsically dark landscape and although the brise-soleil in the proposed design will mitigate light escaping upwards there are no mitigations in the building design to prevent horizontal escape.

Environmental Considerations

With such a large and tall expanse of glazing GPC are concerned about the impact on wildlife, particularly birds who are at risk of flying into such a large expanse of glazing as they do not perceive glass.

Design Considerations.

Our Neighbourhood Development Plan (NDP) sets out guidelines for design of buildings in our community. It does not dictate design but does make proposals in terms of palette, texture and materials. The NDP, as TWBC, endorses the High Weald National Landscape Area design guidelines (formerly the High Weald Area of Outstanding Natural Beauty) but the proposed design makes no effort to include the textures, colours, and materials that make the High Weald National Landscape Area what it is.

Should the officers consider approval, we would ask that conditions be applied to:

1. Reduce the impact of the height of the building on the surrounding landscape.
2. Consider well understood measures in the building design to reduce light pollution escaping sideways from the building. Require an external lighting plan.
3. Specifying glazing that has in-built UV protection to prevent birds striking the glass
4. Review the materials and colour choices for the exterior of the building to align it better with its surrounding landscape and other buildings in the High Weald National Landscape area as set out in design guidelines.

We noted from discussion with the applicant that work on the proposed scheme has already begun.

24/01279/FULL Candlewood, Rogers Rough Road, Kilndown, Cranbrook, KENT TN17 2RN

Ground floor front & side extensions, alterations to existing front & rear fenestration, installation of 6 no. dormers			
Location within:		Type of Development	
HWNL (formally AONB)	<input type="checkbox"/>	New build	<input type="checkbox"/>
Conservation Area	<input checked="" 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"/> No	Residential	<input checked="" type="checkbox"/>
		Extension	<input type="checkbox"/>

Recommendation: Approval

24/01163/LBC Hammonds Barn, Smiths Lane, Goudhurst Cranbrook Kent TN17 EU

LBC – Internal repositioning of woodburning stove from upstairs to downstairs, with associated external relocation of flue.			
Location within:		Type of Development	
HWNL (formally AONB)	<input checked="" 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"/> No	Residential	<input checked="" type="checkbox"/>
		Extension	<input type="checkbox"/>

Recommendation: Approval subject to the agreement of the conservation officer.,

24/01189/LBC Nursery Farm Oast, Flimwell, Wadhurst, Cranbrook, Kent, TN17 7QA

Listed Building Consent – Two storey extension, including changes to fenestration on all elevations, removal of internal walls on ground floor & creation of internal walls to first-floor, amendments to Oast access			
Location within:		Type of Development	
HWNL (formally AONB)	<input checked="" type="checkbox"/>	New build	<input type="checkbox"/>

Conservation Area	<input type="checkbox"/>	Conversion	X
Limits to Build	<input type="checkbox"/>	Listed Building	
		Business or Commercial	
Consider for escalation?	<input type="checkbox" value="No"/>	Residential	X
		Extension	X

Recommendation: Approval subject to the agreement of the Conservation officers

The changes to an existing scheme are minor

24/01188/FULL Nursery Farm Oast, Flimwell, Wadhurst, Cranbrook, Kent, TN17 7QA

Two storey extension, including changes to fenestration on all elevations			
Location within:		Type of Development	
HWNL (formally 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" value="No"/>	Residential	X
		Extension	X

Recommendation: Approval subject to the agreement of the Conservation officers

The changes to an existing scheme are minor

24/01178/FULL Brandfold, North Road, Goudhurst Cranbrook Kent TN17 1JJ

Replacement garage			
Location within:		Type of Development	
HWNL (formally AONB)	<input checked="" type="checkbox"/>	New build	
Conservation Area	<input type="checkbox"/>	Conversion	
Limits to Build	<input type="checkbox"/>	Listed Building	
		Business or Commercial	
Consider for escalation?	<input type="checkbox" value="No"/>	Residential	X
		Extension	

Recommendation: Approval

The proposal is a visual improvement on the current arrangements.

23/03213/FULL (APPEAL) PROPOSAL 12 Flimwell Close, Flimwell, Wadhurst, Cranbrook Kent

Three storey dwelling house and detached garage			
Location within:		Type of Development	
HWNL (formally AONB)	<input type="checkbox"/>	New build	
Conservation Area	<input type="checkbox"/>	Conversion	
Limits to Build	<input type="checkbox"/>	Listed Building	
		Business or Commercial	
Consider for escalation?	<input type="checkbox" value="N/A"/>	Residential	X
		Extension	X

Recommendation: Monitor and represent the council at any appeal.

MATTERS FOR INFORMATION

DATE OF NEXT MEETING

Next meeting Tuesday 11th June 2024 in the Church Rooms at 6.30pm

Meeting closed