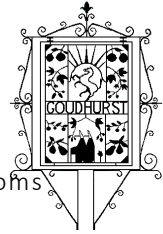


Goudhurst Parish Council



PLANNING COMMITTEE

Minutes of a Meeting held on 27th August 2024 at 6.30pm in the Church Rooms

PARTICIPANTS

Councillors Present: Cllr Craig Broom (Chairman), Cllr Antony Harris, Cllr Paul Wareham and Cllr Caroline Richards

Officers Present: Acting Clerk Kat Hoyle

APOLOGIES FOR ABSENCE

316/24 Cllr Ed Read Cutting due to work commitments

DISCLOSURES OF INTEREST

317/24 Cllr Antony Harris for being a neighbour of 24/01964.

PLANNING APPLICATIONS FOR CONSIDERATION:

318/24 24/01920/FULL Risebridge Oasthouse Ranters Lane Goudhurst Cranbrook Kent TN17 1HN

Conversion of ground floor to 2No. residential units, alterations to fenestration on all elevations & associated access/amenity spaces (Development subject to the de-minimis exemption)			
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"/>	Residential	X
		Extension	

Recommendation: Approve

319/24 24/01964/FULL Bethany School Jarvis Lane Goudhurst Cranbrook Kent TN17 1LB

Variation of Conditions 2 (Approved Plans), 15 (Travel Plan), 17 (Vehicle Parking Space) & 18 (EV Charge Points) of Planning Permission 22/01736/FULL - Amendments to car park layout			
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"/>	Residential	
		Extension	

Decision: Refuse as detailed below

GPC and residents are very disappointed with the proposals set out in this application. The large reduction in available parking will cause harm to the local environment, residents and the AONB.

Impact of removing the current condition

The school currently has 53 parking spaces in the main car park with a further 20 spaces in the music school. The current approved plan adds a further 20+ spaces on site of the old swimming pool providing

a total of 93+ spaces.

Of the 53 spaces in the main car park 15 are always taken by school mini-busses leaving only 38 spaces for staff and visitor parking.

The proposed change to conditions and the sale of the music school removes in excess of 40 spaces reducing the overall number of spaces available for on-site parking by more than 50%.

This dramatic reduction in parking that will result from this application gives rise to two areas of concern:

1. The parking and traffic congestion associated with day-to-day operation of the school
2. The additional impact of the performing arts centre on the surrounding roads and residents

Day-to-day Operation

The current demand for parking in a normal school day exceeds the available parking and pick-up/drop-off areas.

This can be seen on any school day with the roads approaching school and leading from the school paralysed with cars parked on verges and in any free space available. We would recommend that with school term about to begin, officers should attend the school at drop-off and pick up times to see the extent and impact that traffic and parking has on the approaches to the school.

We applaud the production of a travel plan but it seems far from reality and reflects more an opportunity available to more urban schools with a dedicated catchment rather than a specialist school set in open countryside. The opportunity to walk to school, for other than children of staff members living in Curtisdan Green, is not based on the reality of the schools demographic. In this location houses are distant from each other, the roads are unlit and there are no footways. Encouraging walking/cycling on such roads at 'rush-hour' from other than the houses in immediate vicinity we would consider reckless.

The 'savings' identified in the travel plan are marginal at best and cannot mitigate the loss of 50% of the schools available spaces.

Performing Arts Centre

The very nature of the development creates a demand for parking at a time when the school plans to remove 50% of the available spaces. The demand for parking for the performing arts centre is open-ended and the proposed travel plan can have no impact on the demand of events based need.

We can see that use of the centre in school hours solely for pupils and staff may be manageable as everyone will be on-site. However, the level of parking is not sufficient to support the use of the centre when parents, other members of the public or outside groups might attend.

For other than school activities, the 120 seats would (assuming 2 people per car) require 60 parking spaces alone and this would be in addition to parking required for members of staff, outside companies, performers etc.

The current proposal is totally inadequate to support the demands of the centre. To mitigate this, we would recommend that the capacity of the centre for other than use solely by pupils and staff be

restricted to 60 people.

MATTERS FOR INFORMATION

320/24 The committee noted the proposed changes to the National Planning Policy Framework consultation and agreed to combine comments for joint submittal at the next planning meeting

321/24 It was noted Cllr Read Cutting was sending a report, for the Kilndown site, to be picked up next meeting

DATE OF NEXT MEETING

Next meeting 10th September 18.54pm

Meeting closed: 19.01pm