

Minutes

GOUDHURST PARISH NEIGHBOURHOOD DEVELOPMENT PLAN GROUP

Steering Committee (SC) Meeting # 18

Monday February 5th 2018, 7.30 pm, Jessel Room

Present: Colin Willis (CW), Craig Broom (CB), Paul Griffin (PG), Peter Woods (PW), Shiona Gardiner (SG), Peter Woods (PW), Stephen Wickham (SW), Caroline Richards (CR), Michael Thornton (MT), Linda Griffin (LG), John Leavens (JL), Richard Hillier (RH), Adrian Smith (AS), Chris Ditton (CD),

1. Apologies

Victoria Aldwinkle (VA), Guy Sutton (GS), Caroline Richards (CR), Ed Bates (EB), Barbara Stafford (BS), Linda Hall (LH), Antony Harris (AH), Jim Boot (JB)

2. Minutes of Meeting # 17 (22/1/18) – Matters Arising

Item 123 Workshop agenda and date will be set on 5th March.

Item 125 Training for the writers in policy development will be discussed on 15th.

Item 126 Site assessment is due to complete by the end of March. It was noted that there is nothing on the TWBC website covering the second call for sites. SW said the call for sites will be finalised in May June. RH asked that when viewing sites if they are not considered suitable for market housing should they be considered as sites to deliver affordable housing. The consensus was that they should.

RH commented that in the review of sites a number of potential green spaces have been identified. CW advised that RH forward details of all such sites to Peter Wood for consideration in the Landscape Character work the LCAG group are producing.

MT – Asked if we were going to allocate sites. Steering had made a decision in a number of previous meetings that sites could only be allocated if sites were available. To date, we do not have a list of allocable sites and so we have previously taken the decision that we would not allocate sites or run a separate Goudhurst Call for Sites (C4S) alongside the currently active TWBC new local plan activities.

MT agreed that we do not need to do site location but we could look at Community Right to Build Orders (CRBO) to deliver elements of the Neighbourhood Plan, for example to deliver affordable housing. A CRBO would be considered in the plan regulation 14 referendum process and would be a second question requiring a 50% majority to be considered approve.

CB to distribute a link to provide more detail in CRBO's. <https://mycommunity.org.uk/resources/understanding-the-community-right-to-build/>

3. Forthcoming Meetings

3.1. TWBC Planning Department – Feb 7, 10.30 am

The agenda for the TWBC meeting on the 7th was reviewed and agreed by the group.

3.2. Community Led Housing – March 9, 2 – 5 pm

CW mentioned the KALC meeting on Community led Housing (CLT, CRBO, self-build) on 9th March. CW, RH, SW, CB, PG to attend.

4. Policies Debate:

JL asked if we have examples of things that will not pass our proposed policies. CB noted that this was not a final list of policies but prototypes designed to inform the debate around policy development. We will test policies once we have completed our initial assessment and begun building our plan. The policies in discussion reflect the evidence we have gathered over the past year and reflect the aspirations of our community expressed in our business and resident questionnaires.

4.1. Design

SW noted that D1 (Design Standards) should apply to all development and not just new development. Amended. Similarly add fences to the list of boundaries.

The options for a policy on Space Standards (minimum home sizes) were discussed and it was agreed that for Goudhurst, national and local standards should be considered adequate. Similarly Build Standards.

D2 Sustainable Development – delivery criteria were revised.

D3 Development inside the Conservation Area – Require positive heritage design and access statements for all applications

D4 Development outside the Conservation Area should respect other historic buildings/Heritage Assets as well as listed buildings.

D5&6 Live/work. There are two policies which look at Live/work developments. The decision was to combine the two into one policy.

Policy D7 (conversion of redundant buildings for business purposes) and D8 (conversion of redundant buildings for housing purposes) could be combined. D9 is the example. The decision of the group was to keep separate with D7 moving to Business (becomes new D4) and D8 moving to Housing (becomes) and D9 being deleted. Options 8,9 & 10 of D8 should be considered as a separate policy in Housing

This size and impact of extensions was discussed in policy D9 having been transferred from housing.

4.2. Business and Employment

In E2 it was agreed that all business premises will be retained where possible.

For E3 – change of use of business premises will be resisted. Similarly E4 the change of use for retail premises will be resisted. There is a commerciality test for business premises and we agreed to consider a similar clause for retail premises.

It was agreed to retail Policy E4 related to additional HGV traffic associated with specific types of development (warehousing or storage).

SW asked if the objective of the plan was to create employment in the Parish and the group confirmed that it was a priority for the plan. The BBC local news item on traffic in Goudhurst was discussed and watched by the group.

5. Work programmes

5.1. Landscape Character

PW updated the group on good progress in developing the Landscape Character Assessment.

5.2. Agree a date for a Plan workshop – options

Deferred to March 5th meeting.

6. Date of Next Meeting(s):

Feb 19th 2018 7:30 Jessel Room – Review of remaining policy areas

March 5th 2018 7:30 Jessel Room - Steering

7. AOB

RH raised the retrospective planning application at Shepherds Lawn and whether the policies we are developing would support or oppose the application.

The key issue in discussion was the encroachment of the development down the hill in the AONB and the use of materials that are intrusive and do not complement the AONB.

In our questionnaire, the protection of the AONB and the hilltop profile of Goudhurst is extremely important to our residents showing 95% support. This application changes the hilltop profile the retention of which also gained universal support.

It was also felt that the application was a cynical exploitation of the planning rules and regulations by a developer extremely well versed in planning and this was clearly not an 'oversight'.

It was not felt that a position be taken by the NDP group as this would be inappropriate without a clearer definition of our plan. However, individual members of steering and working groups and members of the public can make their own representations.

The meeting closed 9:45.

Outstanding Actions from meeting #18

#	Date Raised	Description	Owner(s)	Target Date
108	2/10/17	CW to look at engagement with the Forestry Commission and the National Trust	CW	Revised 08/01/18
123	13/12/17	CB to arrange housing workshop for January	CB	8/1/18
124	13/12/17	CB to arrange plan meetings for the first quarter	CB	10/3/18
125	13/12/17	CB to arrange policy training for the writers	CB	5/3/18
126	8/1/18	RH to work with MT to update site criteria	RH	Completed
127	22/1/18	JB to produce an agenda for up-coming meeting with TWBC	JB	Completed
128	22/1/18	CB to distribute a copy of Rolvenden's NDP for review	CB	Completed
129	5/2/18	CB to provide links to the CRBO definitions	CB	In minutes