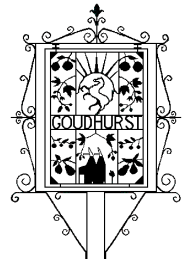


# Goudhurst Parish Council



## PLANNING COMMITTEE

**Minutes of a Virtual Meeting held on Tuesday 23 February 2021 at 6.30pm via Zoom Conference Call**

**Present:** Cllrs Craig Broom (Chairman), Alan Foster, Antony Harris, David Knight, Barry Noakes, Mrs. Caroline Richards and Guy Sutton.

1. Apologies for Absence: Cllr Chris Ditton
2. Declarations of Interest: None
3. Application for a felling license - Cathedral Wood TQ756391

The committee reviewed the proposed felling license and thanked the applicant for consulting with GPC

4. Planning Applications for consideration

### 4.1 21/00131 - The Pump House, North Road

*Change of use of ancillary building to single dwelling house with landscape and biodiversity enhancements; replacement of existing gate; proposed new entrance gate.*

### **Recommend Refusal (Call-In to Committee if mindful to approve)**

This application contains some additional changes to the previous application 20/02360/FULL (gates and landscape plan) but the proposal as it stands remains essentially the same. GPC recommended refusal of application 20/02360 and it was also refused by TWBC on the 9<sup>th</sup> November 2020.

Our Neighbourhood plan supports the conversion of redundant buildings and the conversion of the Pump House into an annex to Brandfold Terrace Cottage (since demolished) was supported despite previous applications being repeatedly refused. Weight was given to the assertion from the owners was that it was only to be used as an annex with no consideration for conversion to a separate property.

Similar redundant buildings have been approved for conversion to residential dwellings in both Goudhurst and surrounding Parishes. However, these properties have not had the same prominence in the landscape where the impact of residential curtilage would have a detrimental effect on the landscape.

The landscape plan and changes to the gates installed across the footpath are welcome however, they do not in the view of the Parish Council represent a significant material change in the application and do not mitigate the concerns identified in this document or the rejection of the 20/02360 application in November 2020.

It is the Committee's view that approval of this application would represent the over-development of the site which would inevitably lead to the need/pressure for further development associated with residential curtilage, causing harm rather than conserving or enhancing the High Weald Area of Outstanding Natural Beauty (HWAONB) and so Goudhurst Parish Council recommend refusal.

The property is on a footpath (WC22), outside the limits-to-built development, and clearly visible in the HWAONB.

Temporary residential use of the Pump House was granted while Brandfold Terrace Cottage was re-developed. Although the development of Brandfold Terrace Cottage is not complete an application for continued temporary residential occupation may be considered. However, the permanent granting of residential status is not supported.

NDP policies considered relevant: L1, L8, L7, H6, D1, D3, T2, C6.

#### **4.2 21/00106, 21/00107 LBC - Mouseden Cottage, Hastings Road, Lamberhurst**

*Addition of a ground floor window*

**Recommended Approval, subject to the view of the conservation officer.**

NDP policies considered relevant: D1

#### **4.3 21/00139 - Grove Place, North Road**

*Erection of a 9.75kw ground mounted photovoltaic array*

**Recommended Approval**

Although the application is within the AONB the proposed array cannot be seen from the footpath or from the road and would not in the view of the committee impact neighbours.

NDP policies considered relevant: L1, D1, D3

#### **4.4 20/03588 - Brandfold Farm, North Road**

*Conversion of a redundant barn to create one new dwelling with associated annex and change of use of land including landscape and biodiversity enhancement.*

**Recommend Refusal**

**(Under Option 2 of the new Tunbridge Wells Agreement - Reference back to GPC before notification to applicant if mindful to approve)**

While we welcome the effort to address the concerns of the Parish Council and local residents we do not believe that they will have a material impact and so recommend refusal of this scheme.

GPC concerns remain around:

1. The requirement for an annex as additional living space for a 8500 sq. ft. building seems to be over development of the site and raises concern over the future status of the building.
2. The proposed foundations appear to require significant excavation to achieve the two storeys proposed. This would appear to have a potential negative impact on the Oak trees which have been granted TPO status.
3. The fenestration remains overly large. The mitigations included in the updated DAS do no address the concerns and there is no mitigation of the impact of floor to ceiling windows on light pollution or in the energy loss of large windows given the orientation of the building. Although the proposal claims that there is only 2% increase in openings (the cladding is slatted timber) the current building is not lit from within and so in its current form does not create an issue in the landscape. The level of fenestration in our opinion needs further revision to prevent light spillage.
4. Position in the landscape. The property is highly visible from the public right of way WC25 and more distant WC24 with impact primarily from the West and north faces of the building and no changes have been proposed to address this.

NDP policies considered relevant: L1, L8, L7, H6, D1, D3, T2, C6.

5. The next meeting of the Planning Committee will be on Tuesday 09 March 2021, 6.30pm via Zoom.

Claire Reed, Clerk