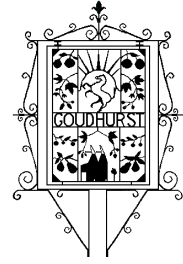


Goudhurst Parish Council



PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 13 July 2021 at 6.30pm in Goudhurst Parish Hall

Present: Cllrs Craig Broom (Chairman), Alan Foster, Barry Noakes and Mrs. Caroline Richards.

1. Apologies for Absence: Cllrs Chris Ditton (holiday) and Mrs Alison Webster (work commitments).
2. Declarations of Interest: Cllr Mrs Caroline Richards declared an interest in 21/02124 - Apple Tree Farm, Mile Lane.

3. Planning Applications for consideration:

21/01440 - Former Dairy Building, Marlingate Farmhouse, Bedgebury Road

Change of use of former dairy building to provide ancillary residential accommodation for short-term holiday lets.			
Location within:	Type of Development		
AONB	<input checked="" type="checkbox"/>	New build	
Conservation Area	<input type="checkbox"/>	Conversion	<input checked="" type="checkbox"/>
Limits to Build	<input type="checkbox"/>	Listed Building	
		Business or Commercial	
Consider for escalation?	<input type="checkbox"/>	Residential	<input checked="" type="checkbox"/>
		Extension	

GPC Recommendation: Approve.

Comments: The proposal makes use of a building that would otherwise be derelict and the planned changes do not change the overall appearance of the building.

21/02117 - Cloud Cottage, North Road

Proposed double storey rear extension, first floor side extension involving alterations to existing roof, roof lights to rear and pitched dormer roof to side.			
Location within:		Type of Development	
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"/> N	Residential	X
		Extension	X

GPC Recommendation: Approve subject to conditions

Comments: The development is acceptable to GPC. However, there is a concern expressed by neighbours over the capacity of existing shared drainage facilities. The proposed addition to Cloud Cottage contains a number of bathrooms which will likely have an impact on the disposal of waste water. The concern that current facilities appear to be inadequate and cannot support the size and scale of the proposals. Suitable conditions should be imposed to ensure this issue is resolved before the commencement of development.

21/01611 - Bockingfold Farm, Ladham Road

The part demolition and part conversion of redundant buildings into a single dwelling, together with the provision of new woodland, pond and other planting. To include a pottery/hobbies room, revised driveway entrance arrangement, and changes to window design.			
Location within:		Type of Development	
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"/> N	Residential	X
		Extension	

GPC Recommendation: Approve

Comments: The application and plans were very clear and it was easy for the committee to see what is proposed.

21/01775 - Dovecote Barn, Smiths Lane

Erection of pitched roof to provide increased storage for bedroom and bathroom.			
Location within:		Type of Development	
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"/> N	Residential	<input checked="" type="checkbox"/>
		Extension	

GPC Recommendation: Approve subject to the new proposal satisfying the officer's requirements.

20/03005 - The Orchard, Jarvis Lane

Proposed new dwelling house			
Location within:		Type of Development	
AONB	<input checked="" type="checkbox"/>	New build	<input checked="" type="checkbox"/>
Conservation Area	<input type="checkbox"/>	Conversion	
Limits to Build	<input checked="" type="checkbox"/>	Listed Building	
		Business or Commercial	
Consider for escalation?	<input type="checkbox"/> N	Residential	<input checked="" type="checkbox"/>
		Extension	

GPC Recommendation: Refusal

Comments: The grounds for refusal are:

1. The site is in an unsustainable location (new local plan policy STR1)
2. The site is outside the Goudhurst limits to build (Local plan policy LBD1)
3. The site is within the AONB (NDP policy L1 new Local plan policy EN21) and as such makes no reference to the HWAONB management plan
4. There is no agricultural or other justification associated with the development
5. As a new development the proposal does not address issues of climate change in design (NDP policies D1 and D3 and new Local plan policy EN1)

21/01524 - Rose Cottage, North Road

Removal of existing roof; Erection of first floor extension and ground floor front and rear extensions. Application of external render; Associated internal alterations.			
Location within:		Type of Development	
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	X
		Extension	X

GPC Recommendation: Refusal

The parish Council recommend refusal for the following reasons:

The development proposes the remodeling (with additions) on the footprint of the existing building. However, where the existing building is single storey the proposal is for a two-storey development on a site that rises steeply and with the proximity to the road the mass and scale would be overpowering in the landscape.

The level of parking available on the site is inadequate for the proposed building and roadside parking would result in traffic congestion on North Road.

The proposed design is geometric in style and is not reflective of vernacular design in the area (NDP policy D1). There are more contemporary developments on the other (western) side of the road but with the slope of the land they have limited impact on the view from North Road.

The proposal is for a new contemporary development but makes no mention of building design, building performance or how the building will address the issues of climate change. (NDP Policy D3)

Although there is extant permission to redevelop Rose Cottage this permission was granted prior to the creation of the Goudhurst NDP. As a new development GPC will apply the policies in the NDP when commenting on development.

21/02124 - Apple Tree Farm, Mile Lane

Erection of an egg processing shed (part retrospective).			
Location within:		Type of Development	
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 checked="" type="checkbox"/>
Consider for escalation?	<input type="checkbox"/>	Residential	<input type="checkbox"/>
		Extension	<input type="checkbox"/>

GPC Recommendation: Refusal

Comments: The building would seem overly large for the projected use and a review of the viability of egg production on the scale currently undertaken. A review by a suitably qualified agricultural consultant should be completed to better understand the need for a building of this scale before any decision is made.

While there is support for business and enterprise in the Parish there was no business plan supporting the proposal included in the submission.

The previous application 20/2594 proposed an apple packing and storage shed which in our opinion and the opinion of an agricultural consultant was inappropriate in both scale and design. While the focus of the business has moved the size and scale of the proposal still appears to be beyond what would seem necessary and the proposed structure with full foundations and concrete floor would seem overly engineered for the purpose.

Should any permission be granted we feel any building on this site should have as limited an impact on the land as possible and should be conditioned on its use as proposed with removal when no longer needed for the purpose prescribed.

If the business is operating from a container there is no record of permission for the permanent storage of a container on the site and this does not appear on the site plan submitted with the application. The location of this and any other buildings should be provided.

The Committee also notes that produce is being sold from the site contravening condition (3) of permission granted under application 20/02594.

21/02205 - Stable Cottage, Cranbrook Road

Retrospective: creation of a flat roof element (alternative scheme element to Planning Permission Ref: 19/01335/FULL)			
Location within:		Type of Development	
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"/> N	Residential	X
		Extension	

GPC Recommendation: Approve

21/02184 & 21/02185 LBC - Mill House, Church Road

Single storey rear flat roof extension with roof light and associated alterations.			
Location within:		Type of Development	
AONB	<input checked="" type="checkbox"/>	New build	
Conservation Area	<input type="checkbox"/>	Conversion	
Limits to Build	<input type="checkbox"/>	Listed Building	X
		Business or Commercial	
Consider for escalation?	<input type="checkbox"/> N	Residential	X
		Extension	

GPC Recommendation: Approve subject to the views of the Conservation Officer.

Update on the Bethany School Application - 21/00427

It was **noted** that the application has been called in to Committee but had yet to be discussed.

The next meeting of the Planning Committee will be on Tuesday 27 July 2021 at 6.30pm in the Parish Hall.

NDP Policy Summary

Below is a summary of the policies in our Neighbourhood Plan. The table outlines the overall policy intent. Many of these policies are very detailed (Policy D1 is a good example) and the full policy and the supporting description should be used as the basis of any decision making.

Policy Area	Policy	Overall Policy Intent
Landscape and Environment	L1 Development within the AONB	To ensure that any development complements the AONB and improves the rural environment
	L2 Development Outside the AONB	To ensure that development in areas of the Parish that adjoin the AONB are of appropriate high quality
	L3 Retain the Profile of our Hilltop Villages	To manage development on the slopes of our settlements and in prominent positions and to maintain a distinct green gap between our settlements
	L4 Conserve Landscape and Heritage Assets	To protect, celebrate and pass on for future generations, the area of rich landscape and heritage in which we live
	L5 Gap between Goudhurst LBDs	To retain the gap between the two Goudhurst Limits-to-Built-Development (LBDs) from coalescence or erosion
	L6 Biodiversity	To ensure new development provides a net gain in biodiversity and does not adversely impact the natural environment
	L7 Trees	To protect the important trees and ancient woodland in the Parish
	L8 Protect dark Skies 'Nightscape' and minimize Light Pollution	To protect the intrinsically dark rural landscape and dark skies ('nightscape') by considering the impact of new building and alterations on the 'nightscape'
	L9 Local Green Spaces	To identify Local Green Spaces in our community that will be protected from future development
	L10 Views	To limit the visual impact of any development in the landscape and views are important considerations when making planning decisions.
Community & Wellbeing	C1 Community Facilities	To support improvements in facilities and amenities
	C2 Accessibility	To ensure new development is accessible to all
	C3 Developer Contribution	To explore options for developer contributions to enhance community life
	C4 Assets of Value within the Community	To protect significant assets in the Parish from change or loss
	C5 Broadband and Mobile Infrastructure	To support the provision of improved service within the Parish
	C6 Protecting & improving Public Rights of Way	To protect and, where possible, enhance the existing public rights of way network and its setting.

Housing	H1 Housing Mix	To require mixed development with an emphasis on smaller homes to meet local need
	H2 Affordable Housing	To ensure developments include a mix of tenures
	H3 Allocating Affordable Housing	To ensure local people have priority when allocating affordable housing
	H4 Rural Exception Sites	To actively seek rural exception sites
	H5 Replacing or combining Existing Dwellings	To provide guidance and to control the size and scope of replacement dwellings
	H6 Conversion of Existing Buildings	To provide more commercial or residential properties using redundant buildings
Business	B1 New Business Space	To encourage the development of businesses and employment, making Goudhurst a good place to invest
	B2 Retention of Business Premises	To support and retain shops and businesses in our community
	B3 Adaptation for Live/Work	To provide guidance around developments intended for live/work use
Design	D1 Design Considerations	To provide guidance on our expectations of good design in our community
	D2 Boundary Treatments	To set expectations on how boundaries in new development should be treated
	D3 Climate Change	To require new homes to be more efficient and future-proofed with regard to drainage, the collection and re-use of water, and power generation and storage
	D4 Inside the Conservation Areas	To provide guidance on development within the conservation areas
	D5 Outside the Conservation Areas	To provide guidance on development outside the conservation areas
	D6 Extensions	To provide guidance around the size and scale of developments
Traffic	T1 Parking in New Development	To ensure higher standards of parking in new developments within the commercial centre of Goudhurst village
	T2 Safe Access and Sustainable Transport	To ensure that new developments do not inhibit free-flow of traffic or increase parking on local roads; and to seek mitigation where needed
	T3 Traffic Mitigation	To ensure that where possible new developments provide safe pedestrian access to bus stops, schools and other village facilities.

Claire Reed, Clerk