

# Goudhurst Parish Council



## PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 23 November 2021 at 6.30pm in Goudhurst Parish Hall

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

1. Apologies for Absence: Cllrs Antony Harris and Mrs. Alison Webster (vaccinating).
2. Declarations of Interest: None
3. Planning Applications for consideration:

### 3.1. 21/03479 The Omega, Beaman Close

The installation of two small 50cm x 100 cm Velux roof lights onto the east facing elevation of the house roof.			
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	<input checked="" type="checkbox"/>
		Extension	

GPC Recommendation: Refusal

Comments: It always disappointing to receive retrospective changes to approved schemes. GPC believe that there are genuine grounds for objection particularly from Kent House. GPC does recognise that there is a possible need for light in a storage area but cannot support the proposal as submitted. GPC would support the scheme should the windows be changed to a fixed light fitted with obscured glass. This would provide the required lighting but address the concerns of neighbours.

3.2. 21/03651 The Orchard, Jarvis Lane

Detached 2 bedroom, 2 storey dwelling house (Resubmission of 20/03005/FULL)			
Location within:		Type of Development	
AONB	<input checked="" type="checkbox"/>	New build	<input checked="" type="checkbox"/>
Conservation Area	<input type="checkbox"/>	Conversion	<input type="checkbox"/>
Limits to Build	<input checked="" 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"/>

GPC Recommendation: Refusal

Comments:

The grounds for refusal are:

1. The site is in an unsustainable location (new local plan policy NPPF para 152).
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 LBD1, EN1 NPPF paragraph 176). The effect of development would cause significant harm to the landscape character.

Under the Tunbridge Wells agreement 2020 section 4.7, Goudhurst Parish Council (GPC) wish to categorise this application as Y – higher priority. The agreement states that if the officer’s view differs from that of the local council, GPC will be notified and provided with a period of three working days to respond before determination.

3.3. 21/03528 The Packing Shed, Gore Lane

Proposed Photo Voltaic free standing units located in the residential curtilage of the barn currently being converted into a single residential dwelling with a revised location (Resubmission of 21/01208/FULL)			
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 checked="" 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"/>

GPC Recommendation: Approve

### 3.4. 21/03694 Land Opposite 1 Zion Cottages, Ranters Lane

Demolition of existing stables and storage building; erection of replacement stables and new riding arena; associated soft landscaping.			
Location within:		Type of Development	
AONB	<input checked="" type="checkbox"/>	New build	
Conservation Area	<input type="checkbox"/>	Conversion	
Limits to Build	<input checked="" type="checkbox"/>	Listed Building	
		Business or Commercial	
Consider for escalation?	<input type="checkbox"/>	Residential	<input checked="" type="checkbox"/>
		Extension	

GPC Recommendation: Approve

Comments: This is a substantial building in the AONB. Although it replaces an existing block GPC are concerned about future use. GPC support the use as set out in the application but should it become redundant from the proposed use, then it should be removed from the site.

### 3.5. 21/03344 Home Farm, Bedgebury Road

Change of use from equestrian centre and ancillary staff and student accommodation (Use Class F2(c)) to holiday-lets (Use Class Sui Generis and C3), with minor external works, provision of car, cycle parking, refuse storage, hard and soft landscaping and other development works (Part-Retrospective).			
Location within:		Type of Development	
AONB	<input checked="" type="checkbox"/>	New build	
Conservation Area	<input type="checkbox"/>	Conversion	
Limits to Build	<input checked="" type="checkbox"/>	Listed Building	
		Business or Commercial	<input checked="" type="checkbox"/>
Consider for escalation?	<input type="checkbox"/>	Residential	
		Extension	

GPC Recommendation: Approve

Comments: GPC support the change in use as set out in the proposal. However, the buildings are of limited architectural merit and, being raised above the surrounding landscape, are visible from Bedgebury. GPC would like to see the addition of landscaping to address the profile of the site when seen from Bedgebury Pinetum.

The next meeting of the Planning Committee will be on Tuesday 14 December 2021 at 6.30pm in the Parish Hall.

The meeting closed at 7.05pm

Claire Reed  
Clerk  
24.11.21