

# Goudhurst Parish Council



## PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 15 March 2022 at 6.30pm in Goudhurst Village Hall

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

1. Apologies for Absence: Cllrs Chris Ditton (working). Cllr Mrs. Alison Webster was absent.

2. Declarations of Interest: None

3. Planning Applications for consideration:

3.1. 22/00418 The Omega, Beaman Close

Variation of Condition 2 (Approved Plans) of 19/02338/FULL (Proposed loft conversion, addition of upper floor side window and, roof lights to the front and rear roof slopes.) - Altered size to roof windows			
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: Approve

3.2. 22/00250 Chicks Farm, Chicks Lane

Conversion of redundant agricultural building to a single residential dwelling with a detached garage, installation of sewage treatment unit.			
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"/>	Residential	X
		Extension	

GPC Recommendation: Approve

Comments: The EPC should at least B and not use fossil fuels as the primary fuel source.

3.3. 22/00497 2 Hillside, Clayhill

New dormer in cat slide roof at the front of the property			
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: Approve

3.4. 22/00404 1 South View Terrace, Tiddymotts Lane

Single storey side extension and first floor rear extension			
Location within:		Type of Development	
AONB	<input checked="" type="checkbox"/>	New build	
Conservation Area	<input checked="" 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: Approve subject to the views of the Conservation Officer.

3.5. 21/04234 Cloud Cottage, North Road

Erection of a two storey extension to the north elevation, first floor extension to the south elevation and addition of roof lights and associated roof alterations.			
Location within:		Type of Development	
AONB	<input 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: 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. 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. The property owner should consider installing their own, independent drainage system to mitigate this issue.

The Committee were disappointed by the inaccuracies in the design and access statement namely the misspelling of the village name, adjacent property, postal town and Planning Authority.

### 3.6. 22/00573/LBC The Vine, High Street

Listed Building Consent - Partial demolition and rebuild of chimney.			
Location within:	Type of Development		
AONB	<input checked="" type="checkbox"/>	New build	
Conservation Area	<input checked="" 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	<input checked="" type="checkbox"/>

GPC Recommendation: Approve

### 3.7. 22/00500 Mayfield House, Maypole Lane

Erection of first floor side extension to enlarge existing family 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"/>	Residential	<input checked="" type="checkbox"/>
		Extension	<input checked="" type="checkbox"/>

GPC Recommendation: Approve

3.8. 22/00487 Walled Garden, Bedgebury Pinetum,

Expansion of car park and installation of new footpath			
Location within:		Type of Development	
AONB	<input 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	X
Consider for escalation?	<input type="checkbox" value="N"/>	Residential	<input type="checkbox"/>
		Extension	X

It was agreed to defer this to the next meeting to enable a representative from Bedgebury to attend.

4. Items for information

4.1. 22/00696/ADJ Forest Edge Motel

Next meeting Tuesday 29 March 2022, 6.30pm in Goudhurst Village Hall.

The meeting closed at 7.14pm

Claire Reed  
 Clerk  
 15.03.22