

Goudhurst Parish Council



PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 12 April 2022 at 6.30pm in Goudhurst Village Hall

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

1. Apologies for Absence: Cllr Chris Ditton (working), Antony Harris (COVID), Mrs. Caroline Richards and Mrs. Alison Webster.

2. Declarations of Interest: None

3. Planning Applications for consideration:

3.1. 22/00252 Garden View, North Road

Replacement of the existing double garage door with 2 x Anthracite UPVC Opaque Glazing Panels, 1 x Anthracite UPVC Door, studwork and cladding to close remaining opening and change of use from garage to playroom / study / gym.			
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	
		Extension	

GPC Recommendation: Approve

Comments: The Committee expressed concern over the loss of storage on what is a large site.

3.2. 22/00761 2 Clay Cottages, Clayhill

Variation of Condition 3 (External Materials) of 20/01632/FULL - Alterations to tiles			
Location within:		Type of Development	
AONB	<input checked="" type="checkbox"/>	New build	X
Conservation Area	<input type="checkbox"/>	Conversion	
Limits to Build	<input type="checkbox"/>	Listed Building	
		Business or Commercial	
Consider for escalation?	<input type="checkbox"/>	Residential	
		Extension	

GPC Recommendation: Approve subject to a tile sample being approved by the Conservation Officer.

3.3. 22/00653 Byways, Curtisden Green Lane

Erection of infill extension to the rear of the property and provision of a roof dormer to rear elevation. Rear ground floor extension, addition of dormer to rear of property, addition of sky lights to roof of property, door added to side of property.			
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	<input type="checkbox"/>
Consider for escalation?	<input type="checkbox" value="N"/>	Residential	<input checked="" type="checkbox"/>
		Extension	<input checked="" type="checkbox"/>

GPC Recommendation: Approve subject to volume rules.

3.4. 22/00704 4 Clay Cottages, Clayhill

Demolition of existing garage and construction of 1no dwelling with associated parking and landscaping.			
Location within:		Type of Development	
AONB	<input checked="" type="checkbox"/>	New build	<input checked="" type="checkbox"/>
Conservation Area	<input checked="" type="checkbox"/>	Conversion	<input type="checkbox"/>
Limits to Build	<input type="checkbox"/>	Listed Building	<input type="checkbox"/>
		Business or Commercial	<input type="checkbox"/>
Consider for escalation?	<input type="checkbox" value="N"/>	Residential	<input checked="" type="checkbox"/>
		Extension	<input type="checkbox"/>

GPC Recommendation: Refuse

Comments: This is an overdevelopment of a very small and constrained site. The Committee has concerns over the mass and scale on the plot. The Committee notes that although the roofline is no higher than the adjoining development, the proximity to it creates a dominating effect. The site is parking for 4 Clay Cottages, if lost, additional cars will need to be parked on the A262 bringing them farther down the hill and impacting on congestion. On viewing the site, cars were parked very close to the site entrance, the loss of parking and additional cars parked on the A262 will radically change the site lines for the entrance. The risk associated with any car attempting to reverse onto, or from, the A262 was considered to be high.

3.5. 22/00937 High Views, Ballards Hill

Proposed swimming pool, additional landscaping around proposed works.			
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: Approve.

Comments: The site is far from adjoining properties such that noise should not be a problem.

4. Items for information:

22/00843/PNQCLA Ladysden Farm, Winchet Hill

Although we agree with the continuance of the proposal we are operating with a different set of environmental policies and needs and so we would like to include conditions around thermal performance of the buildings and that the primary heating source should not use fossil fuel.

5. Next meeting Tuesday 26 April 2022, 18.30, in Goudhurst Village Hall

Claire Reed
 Clerk
 20.04.22