

# Goudhurst Parish Council



## PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 10 May 2022 at 6.30pm in Goudhurst Village Hall

Present: Cllrs Craig Broom (Chairman), Chris Ditton, Alan Foster, Antony Harris, Barry Noakes, Mrs. Caroline Richards, Mrs. Alison Webster and 32 members of the public.

1. Apologies for Absence: None.
2. Declarations of Interest: None
3. Planning Applications for consideration:

### 3.1. 22/01019 Myrtle Cottage, Round Green Lane

Alterations to external fenestrations and minor roof alterations.			
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 type="checkbox"/>

GPC Recommendation: Approve

### 3.2 22/01066 The Mobile Home at Crowbourne Orchard, Smiths Lane

Change of use of the land for the accommodation of 1 Gypsy / Traveller Family, with static home, day room, stables and touring caravan.			
Location within:	Type of Development		
AONB	<input checked="" type="checkbox"/>	New build	<input type="checkbox"/>
Conservation Area	<input type="checkbox"/>	Conversion	<input checked="" 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="Y"/>	Residential	<input checked="" type="checkbox"/>
		Extension	<input type="checkbox"/>

GPC Recommendation: Refuse

Comments:

1. This is considered by the Committee to be inappropriate development given the prominence in the AONB. It is not in the interests of the long term protection of the High Weald Area of Outstanding Natural Beauty and wider landscape from east and west of the Teise valley. See Goudhurst Neighbourhood Development Plan policies L1 and L3.
2. This site is outside of current limits to build.
3. The development does not meet the criteria set out for such development in the current TWBC Local plan (retained policy H4) or by proximity to existing sites (New Local Plan policy H13).
4. Although conditioned with removal of the mobile home and restoration of the site at the cessation of use by the late Mr. George Smith this condition has been breached and further development has taken place. Since Mr. Smith's death in June 2021 residential use of the site has continued and there have been reported incidence of nuisance and anti-social behavior associated with the site leading to considerable opposition within the community.
5. As noted at Page 14 of the 22/01066/FULL Planning Statement, the agent states:  
*"They [applicants] have recently been unsuccessful in obtaining consent on two sites in adjoining Authorities ...*

*... A second site is owned and occupied by Kelly's mother, Carol Smith. This is in Wrotham, Kent, and is also within the Metropolitan Green Belt. The family have been unsuccessful in their previous attempts to secure a further three touring caravans on the site which would have been occupied by Charles, Kelly and their children. TMBC have resisted recent proposals for additional pitches on the site ..."*

However, Goudhurst Parish Council have been informed that the site has planning consent for 3 mobile homes, granted on 23.03.21. The consent was granted by Tonbridge and Malling Borough Council under application number 21/00209/FL.

Although this is an application for a Traveller site we as a Parish Council are not in a position to determine if the applicant meets the assessment criteria for Travellers and defer to TWBC on this matter.

This application has raised interest in the Parish and we would ask that this application be called into committee.

3.3. 22/00894 Lodge Nursery, Lidwells Lane

Conversion of outbuilding to 3 bedroom residential dwelling.			
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

3.4. 22/01109 Lodge Nursery, Lidwells Lane

Demolition of 3-bedroom dwelling, replacement with 4 bedroom dwelling with associated landscaping.			
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"/> N	Residential	X
		Extension	

GPC Recommendation: Approve subject to agreement of the conservation officer and conditional on the replacement dwelling being sustainable, energy efficient and not relying on the use of fossil fuels. Goudhurst Neighbourhood Development Plan policy D3.

Comments: The Committee would generally deprecate demolishing one house to create another but we understand the current dwelling is not structurally sound.

3.5. 22/01195 The Barn, London Road, Flimwell

Change of use of a part of an existing agricultural storage barn adjacent to the brewery to mixed use for brewery storage and packaging area. The addition of a second flue adjacent to existing flue for the extraction of exhaust gases from the water heating boiler required for the operation of the upgraded brewery equipment in the existing brewery.			
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"/>	Residential	X
		Extension	X

GPC Recommendation: Approve

4. Items for Information. There were none.

5. Next meeting Tuesday 24 May 2022, 6.30pm in Goudhurst Village Hall.

Claire Reed, Clerk  
10.05.22