

# Goudhurst Parish Council



## PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 28 June 2022 at 6.30pm in Goudhurst Village Hall

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

1. Apologies for Absence: Chris Ditton (unwell).

2. Declarations of Interest: None

3. Items for Information: None

4. Planning Applications for consideration:

4.1 22/01610 Little Horden Cottage, Husheath Hill.

Erection of single story rear extension and new front porch, addition of weatherproof cladding to existing elevations, erection of detached garage.			
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

4.2. 22/01653 Permanden, Gore Lane.

"Variation of condition 1 (Temporary Use) with application 21/03508/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 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: The development is to the detriment of the AONB which conflicts with national, borough and parish policies. Should an extension to the temporary use be required, this should then be the subject of a further application.

4.3. 22/01696 The Old Parsonage, Balcombes Hill.

Alterations to approved application 20/03452/FULL (Landscaping Alteration, Minor improvements as recommend by marketing input).			
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"/> N	Residential	
		Extension	

GPC Recommendation: Approve

4.4. 22/01736 Bethany School, Jarvis Lane.

Alterations to approved application 21/00427/FULL (Revised plans for theatre roof).			
Location within:		Type of Development	
AONB	<input 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	<input checked="" type="checkbox"/>
Consider for escalation?	<input type="checkbox"/> N	Residential	
		Extension	

GPC Recommendation: Approve subject to the agreement of the specialist officers.

Comments: The changes to the scheme reducing size and scale somewhat diminishes the overall impact and attractiveness of the building in the landscape.

4.5. 22/01564 Lamont Cottage, Bedgebury Road.

Conversion of existing oak framed double garage into a single bed annex.			
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" value="N"/>	Residential	
		Extension	

GPC Recommendation Approve conditional on the annex remaining ancillary to the existing building.

4.6. 22/01004 & 22/01005/LBC Home Farm, Bedgebury Road.

Demolition of existing extension, conversion of barn to new dwelling including the erection of front and side extensions, erection of 2 covered garaging structures, associated landscaping.			
Location within:		Type of Development	
AONB	<input type="checkbox" value="X"/>	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" value="N"/>	Residential	X
		Extension	

GPC Recommendation: Approve subject to the agreement of the specialist officers.

Comments: Although the committee approved the development there were concerns about the visual and amenity impact of the proposed garages in the site.

4.7. 22/01666 & 22/01667/LBC Little Marlingate, Bedgebury Road.

Erection of a porch to principle entrance; erection of new garage with associated access addition of brick wall and timber fence to provide visual and acoustic screening from highway; repositioning of existing garden room, associated landscaping.			
Location within:		Type of Development	
AONB	<input type="checkbox" value="X"/>	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" value="N"/>	Residential	X
		Extension	

**GPC Recommendation: Approve**

**Comments:** The applicant has had a pre-application advice which identified a number of issues. This is a revised scheme which (given the committee did not see the original plan) appears acceptable. Approval is subject to the scheme meeting the needs of the conservation and landscape officers.

**5. Next meeting Tuesday 12 July 2022, 6:30 pm in Goudhurst Village Hall**