

Goudhurst Parish Council



PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 26 July 2022 at 6.30pm in Goudhurst Village Hall

Present: Cllrs Craig Broom (Chairman), Chris Ditton, Alan Foster, Antony Harris, Barry Noakes, Mrs. Caroline Richards and Mrs. Alison Webster. 3 visitors from Kember Loudon Williams and 1 member of the public. Claire Reed, Clerk.

1. Apologies for Absence: None

2. Declarations of Interest: None

3. Pre-application Presentation for Triggs Oast, Cranbrook Road

The committee received a presentation from the architects and planning agents for the proposed development. It was noted that the site is within the AONB and outside of limits to build. The application will be submitted under paragraph 80.

4. Planning Applications for consideration:

4.1. 22/01842/LDCEX The Lodge, Triggs Farm

Lawful Development Certificate for existing use of The Lodge as a self-contained dwelling.			
Location within:		Type of Development	
AONB	<input checked="" type="checkbox"/>	New build	
Conservation Area	<input type="checkbox"/>	Conversion	X
Limits to Build	<input checked="" type="checkbox"/>	Listed Building	
		Business or Commercial	
Consider for escalation?	<input type="checkbox"/>	Residential	X
		Extension	

GPC Recommendation: Refuse.

Comments: Permission was never granted for the use of the building as a residential dwelling. The committee is disappointed that the application seeks to use a technical loop hole when the change in use could have been managed via the proper channels.

4.2. 22/01906 Pinehurst Barn, West Road

Proposed conversion of part of integral garage to study, porch canopy and additional fenestration.			
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

4.3. 22/01401 Land Adjacent Garden Cottage, Blind Lane

Retrospective application for a change of use of land into a private allotment (Use Class Sui Generis) erection of log store and a cabin, and site access improvements.			
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"/> N	Residential	
		Extension	

GPC Recommendation: Refuse

Comments: The committee question whether the original, now replaced, shed was ever granted planning permission. The Committee also note the change of use of the land from agricultural to amenity use without permission. The log store in no way supports the use of the land. Additionally, the site was cleared without consideration for the environmental impact. The applicants were aware that they didn't have permission for the buildings that they have constructed. The committee recommend that the owners now remove the buildings and restore the land and habitat to the approval of the landscape officer.

Items for information: It was agreed to review application 21/01524 - Rose Cottage, North Road at the next Planning Committee meeting to better understand the reasons for granting permission.

It was noted that a new driveway has been installed off of Jarvis lane (what 3 words reference: landlady, episode, swim) seemingly without permission. It was agreed that this should be reported to planning enforcement.

Next meeting Tuesday 09 August 2022, 6:30 pm in Goudhurst Village Hall

The meeting closed at 19.25