

# Goudhurst Parish Council



## PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 09 August 2022 at 6.30pm in Goudhurst Village Hall

Present: Cllrs Craig Broom (Chairman) Alan Foster and Mrs. Alison Webster. 3 members of the public. Claire Reed, Clerk.

1. Apologies for Absence: Chris Ditton (working), Mrs. Caroline Richards (away). It was noted that Cllrs Antony Harris and Barry Noakes were absent.

2. Declarations of Interest: None

3. Representation from members of the public.

The committee received a representation from residents of Cranbrook Road regarding application 22/02094, junction of Triggs Farm. The key objections were related to highway safety:

- Sight lines are insufficient and obstructed
- The proposed footway is dangerously narrow
- The unregulated crossing point is dangerous
- There is loss of parking to at least 3 properties.

There was also concerns raised over perceived harm to a heritage asset and it was noted that no listed building consent had been sought. Residents believe the application submitted contains misleading information.

4. Planning Applications for consideration:

4.1 22/02094 Junction of Triggs Farm, Cranbrook Road and Holly Villas, Goudhurst

Reconfiguration of vehicle access point, including boundary alterations to Holly Villas to secure visibility.			
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: Refuse

Comments: Although this is a proposal to update what is a dangerous exit onto the A262 Goudhurst Parish Council (GPC) consider the current proposal does not demonstrate that it can create an access that has the required level of safe exit onto the A262.

This is a 30mph zone however, traffic and analysis from June 2016 show 92% exceed this limit with 15% exceeding 37 mph. Along with the proximity of the Goudhurst Inn car park, poor and inadequate sight lines, a narrow carriageway which makes it challenging for HGV's to pass and resident parking east of the exit GPC are not convinced that this proposal creates what could be considered a safe exit. GPC are also concerned about the inclusion of narrow footways alongside an already narrow carriageway and the proximity of an unregulated crossing point at this location add rather than diminish risk.

Goudhurst Parish Council are aware that in other applications (17/02765 and 22/00159) it has been proposed to close this access to the properties at Triggs with the provision of an alternative access. The alternative access was required because of the risks associated with the use of this junction to support any additional traffic associated with further development. There is concern that further development (22/01842 use of former shoot lodge as residential) and the conversion of further buildings which act as a new shoot lodge are adding to the risk associated with this access.

There will be an impact on two listed buildings (1&2 Holly Villas). As this proposal involves significant change to the curtilage of both these properties GPC are surprised that there appears to be no associated listed building consent for either of these properties. We also note with concern comments from the conservation officer.

#### 4.2. 22/02072 Little Barden, North Road

Rear dormer extension, re-cladding, re-glazing and forming new, stepped pedestrian access from driveway.			
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

#### 4.3. 22/02124 Dunley Cottage, Ballards Hill

Single storey rear extension with external garden store room below.			
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
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GPC Recommendation: Approve

Comments: The Council is concerned about the loss of privacy/ light for neighbours from the proposed patio.

4.4. 22/02147 Wagtail Farm, Jarvis Lane

Variations of conditions 2 & 3 of 17/03813/FULL - to use stone on the front elevation in place of timber boarding previously approved.			
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	X
		Extension	X

GPC Recommendation: Refuse

Comments: Stone is not in keeping with a modern agricultural building. The council note that the applicant states in this application that development started on 04 January 2022. Permission was granted on 12 January 2018 and condition 1 states that works should start within 3 years. Therefore, this is outside of the permitted time scale.

Next meeting Tuesday 23 August 2022, 6:30 pm in Goudhurst Village Hall

The meeting closed at 19.20