Goudhurst Parish Council

PLANNING COMMITTEE

**Minutes of a Meeting held on Tuesday 23 August 2022 at 6.30pm in Goudhurst Village Hall**

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

# Apologies for Absence: were received from Cllrs Chris Ditton and Antony Harris.

# ****Declarations of Interest****: None

# ****Planning Applications for consideration:****

* 1. **22/02159 1 The Retreat, Lidwells Lane**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Proposed single storey rear extension. | | | |  |
| Location within: | | Type of Development | |
| AONB | X | New build |  |
| Conservation Area |  | Conversion |  |
| Limits to Build |  | Listed Building |  |
|  |  | Business or Commercial |  |
| Consider for escalation? | N | Residential | X |
|  |  | Extension | X |

**GPC Recommendation: Approve**

* 1. **22/02241 Bockingfold Manor, Ladham Road**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Single storey extension to main house, alterations to existing garage and associated external works. | | | |  |
| Location within: | | Type of Development | |
| AONB | X | New build |  |
| Conservation Area |  | Conversion |  |
| Limits to Build |  | Listed Building |  |
|  |  | Business or Commercial |  |
| Consider for escalation? | N | Residential | X |
|  |  | Extension | X |

**GPC Recommendation: Refuse**

**Comments:** Goudhurst Parish Council (GPC) is disappointed to see another unimaginative generic box added to a vernacular building.

GPC is also concerned by:

1. The size and scale of the extension in relation to the existing building. The extension seems overly large taking focus from the main building;
2. The overall design has floor to ceiling windows. There are concerns that:
   1. There will be a significant light pollution impact on the environment when seen from the surrounding countryside in what is a dark-skies area see NDP policy L8;
   2. There are no design mitigations against light pollution from both outward and more importantly upward glare in the design;
   3. There are no landscaping measures proposed to mitigate light pollution.
3. There was no external lighting plan associated with the application as required by our NDP
4. Any approval should condition light pollution mitigations in both design and landscaping.
   1. **22/02296 Appledowne, North Road**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Remove existing rear decking and fences, erection of new decking, pergola, and privacy screens. | | | |  |
| Location within: | | Type of Development | |
| AONB | X | New build |  |
| Conservation Area |  | Conversion |  |
| Limits to Build |  | Listed Building |  |
|  |  | Business or Commercial |  |
| Consider for escalation? | N | Residential | X |
|  |  | Extension |  |

**GPC Recommendation: Approve**

# Next meeting Tuesday 13 September 2022, 6:30 pm in Goudhurst Village Hall