

MINUTES OF HORSMONDEN PARISH COUNCIL
PLANNING COMMITTEE MEETING HELD IN HORSMONDEN VILLAGE HALL
AT 7.30 P.M. ON 28th JUNE 2010

Present: Councillor Clemson (Chair)
Councillors Robins, Parker, Hughes, March, Holloway, Stevens and Fletcher.

In attendance: Lucy Noakes (Clerk)
Cllr McDermott (TWBC)
1 member of the public

Declarations of Interest: Declarations of pecuniary and non-pecuniary interests in accordance with the Code of Conduct were invited. Cllr Hughes declared a non-pecuniary interest in TW/10/01893/HOUSE/CLC and took no part in the discussion or decision making regarding this application. Cllr Parker declared a non-pecuniary interest in TW/10/01967/HOUSE/CW1 and took no part in the discussion or decision making process regarding this application.

1. ELECTION OF CHAIR

Cllr Robins proposed that Cllr Clemson be elected as Chairman to the Planning Committee. This was seconded by Cllr March, unanimous.

2. APOLOGIES FOR ABSENCE

None

3. PUBLIC SESSION

James Sedgwick asked to address the Council regarding his planning application TW/10/01893/HOUSE/CLC. The applicant used this opportunity to explain the reasoning for the current application, prior to the Council's discussion about the application taking place as recorded in 4.1 below.

4. PLANNING

*(Agenda Note: All applications received on or before the date of meeting will be discussed. The following listings show applications received by publication date of the agenda and thus may be subject to additions, which will be marked **.)*

4.1 Applications/Submissions:

Planning Application No:	TW/10/01893/HOUSE/CLC
Proposal:	Retention of part of workshop/store
Location:	2 Grovehurst Cottages, Grovehurst Lane, Horsmonden
Recommendation:	Refusal.
Proposal:	Cllr Fletcher, seconded Cllr Stevens. Unanimous
Comments:	Failure to reduce the building in height and volume has led to the overdevelopment of the area.

Applications TW/10/01628/HOUSE/SEP & TW/10/01629/HOUSE/SEP – 2 School House Lane, Horsmonden

Cllr McDermott had come along to the meeting to hear the Parish Councils further discussion on applications TW/10/01628/HOUSE/SEP for a retrospective application for a conservatory to annexe, 2 School House Cottages, School House Lane, Horsmonden and TW/10/01629/HOUSE/SEP, for a retrospective application for a first floor deck, 2 School House Cottages, School House lane, Horsmonden.

The Parish Council had discussed and commented on these applications at their meeting on 14th June 2010 and had referred the applications to the planning committee. Councillor McDermott had

supported the referral by writing a letter confirming his support to TWBC planning department. However, as TWBC had now been in further contact with the PC and confirmed that they were minded to refuse both applications, they had asked the PC to reconsider their request to refer these to the planning committee in order to avoid unnecessary procedures. In light of this information the decisions shown below were made on these applications.

It was requested that the clerk write to the Borough Council and query with them the fact that the removal of the parking condition had led to the applicant being allowed implied usage of the garage for residential purposes as this could affect other planning applications.

Planning Application No:	TW/10/01628/HOUSE/SEP
Proposal:	Retrospective: conservatory to annexe
Location:	The Annexe, 2 School House Cottages, School House Lane, Horsmonden
Original Recommendation:	Approval. Referral to planning committee.
Proposed:	Cllr Robins, seconded Cllr Stevens, Unanimous.
Comments:	Approval subject to planning consent having been approved for the annexe.
Revised Recommendation:	Referral to planning committee not necessary. Recommendation and comments as previously.
Proposed:	Cllr March, seconded Cllr Robins, unanimous

Planning Application No:	TW/10/01629/HOUSE/SEP
Proposal:	Retrospective: First Floor deck
Location:	2 School House Cottages, School House lane, Horsmonden
Recommendation:	Refusal. Referral to Planning Committee
Proposed:	Cllr Hughes, seconded Cllr Stevens, Unanimous.
Comments:	Unsuitable amendment to a house in that location.
Revised Recommendation:	Referral to planning committee not necessary. Recommendation and comments as previously.
Proposed:	Cllr March, seconded Cllr Robins, unanimous

Planning Application No:	TW/1/01767/FUL/GM2
Proposal:	Erection of green house at Unit 2; Erection of greenhouse and summer house at Unit 4
Location:	2 & 4 Castlemaine Oast, Maidstone Road, Horsmonden.
Recommendation:	Refusal
Proposed:	Cllr Robins, seconded Cllr Stevens. Carried.
Comments:	Detrimental to the conversion of an agricultural building

Planning Application No:	TW/10/01766/FUL/GM2
Proposal:	Boundary treatment alteration of the rear of properties
Location:	2&3 Castlemaine Oast, Maidstone Road, Horsmonden
Recommendation:	Refusal
Proposal:	Chair. Unanimous.
Comments:	The Parish Council felt that this is converting an agricultural development into an urban-like development.

Planning Application No:	TW/10/01778/LBC/TA1
Proposal:	Listed Building Consent – Minor alterations to the four dwellings and insertion of 3 conservation roof lights within the valley between two kiln roofs on north elevation and boiler housings serving the four dwellings (amendment to 06/00082/LBC)
Location:	Castlemaine Oast, Maidstone Road, Horsmonden, Tonbridge
Recommendation:	Refusal.
Proposal:	Cllr Stevens, seconded Cllr Fletcher. Unanimous.
Comments:	The boiler rooms detract from the architecture of the agricultural building and are not in keeping. The Parish Council would have looked favourably at the roof lights and minor alterations if they were separate applications.

Planning Application No:	TW/10/01819/HOUSE/GM2
Proposal:	Retrospective – Dormer window to rear elevation
Location:	Highlands Oast, Marle Place Road, Horsmonden
Recommendation:	Approval.
Proposal:	Cllr Stevens, seconded Cllr Holloway. Carried.
Comments:	A dormer window is more suitable under the particular circumstances, than a velux window.

Planning Application No:	TW/10/01967/HOUSE/CW1
Proposal:	Single storey rear extension
Location:	4 Oast View, Horsmonden, Tonbridge
Recommendation:	Approval.
Proposal:	Cllr Hughes, seconded Cllr Robins. Carried
Comments:	Suitable enhancement of the house.

Planning Application No:	TW/10/01349/FUL/CT2
Proposal:	Revised application details – construction of 2 bedroom bungalow with associated parking and improvements to access
Location:	Land Rear of Vine Cottages, back Lane, Horsmonden
Recommendation:	Refusal.
Proposal:	Cllr Hughes, seconded Cllr Fletcher. Unanimous.
Comments:	The proposed access is completely impractical due to vehicles parked opposite an in addition to inadequate visibility splays which could be impacted by cars parked on the village hall parking area.

Planning Application No:	TW/10/TEMP/0009
Proposal:	Construction of new entrance and cloakroom to IT suite and enlargement of the two adjacent classrooms
Location:	Horsmonden Primary School, Back Lane, Horsmonden, Tonbridge
Recommendation:	
Proposal:	
Comments:	

4.2 Reports of Applications Granted and Refused

Applications granted.

TW/10/01410/FUL – T Noakes, Goudhurst Road, Horsmonden, Tonbridge.

4.3 Other Planning Matters

Horsmonden Primary School

The Parish Council had also received details of a planning application from Kent County Council regarding the construction of new entrance and cloakroom to IT suite and enlargement of the two adjacent classrooms at Horsmonden Primary School. The Parish Council had been asked by KCC for their comments and the general consensus of opinion was that the Parish Council supported the proposed extension of the primary school.

Clerk to convey these comments to KCC by letter.

Priest Farm

The Clerk had received communications to say that there was to be a Public Inquiry regarding the unauthorised change of use of the land from agricultural to land for the stationing of a caravan for residential occupation. The Inquiry was to take place on 11th August at 10am at the Town Hall, Tunbridge wells. The Parish Council's view was that the Borough Solicitor is now dealing with this matter. The Parish Council supports the Borough Council's efforts to enforce the proper usage of this site. Clerk to let TWBC know this view.

Mouse Trap Farm

The Clerk had emailed Richard Hazelgrove at TWBC about this case and had asked if TWBC would be checking to make sure that the conditions of usage were being complied with in this case, on an adhoc basis. The reply from TWBC had been that TWBC would make checks if resources allowed them to do so.

The Clerk was asked to find out if there was a minimum size of farm (in acreage) which would qualify to put up agricultural buildings.

There being no further business, the meeting closed at 9.30pm