

MINUTES OF HORSMONDEN PARISH COUNCIL
PLANNING COMMITTEE MEETING
HELD AT HORSMONDEN VILLAGE HALL
ON TUESDAY, 16 JUNE 2026 AT 7:30PM

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Present:

Cllrs Richards, Larkin, Boon, Jenkinson, Davis, Russell, Sheppard and Baylis

In attendance:

Lucy Noakes (Clerk)

Anna Blyth (Deputy Clerk)

3 members of the public (part of the meeting)

1. APOLOGIES FOR ABSENCE

Cllr Baxter Smith. Cllr Darrah and Cllr Mobbs also gave their apologies prior to the meeting.

Cllr Jenkinson voted in favour of accepting the reasons for absence, seconded Cllr Boon. Unanimous.

DECLARATIONS OF INTEREST

Declarations of pecuniary and non-pecuniary interests in accordance with the Code of Conduct were invited.

Cllr Larkin declared an interest under item 5a Planning (application 26/01285/FULL) and did not take part in any discussions regarding this application.

2. ELECTION OF CHAIRMAN/VICE CHAIRMAN

Cllr Davis nominated Cllr Richards to continue the role of Chair; seconded Cllr Sheppard. Cllr Richards confirmed he was willing to stand. There were no other nominations. This was voted for unanimously by those present.

Cllr Sheppard nominated Cllr Larkin to continue the role of Vice Chair; seconded Cllr Boon. Cllr Larkin confirmed she was willing to stand. There were no other nominations. This was voted for unanimously by those present.

3. MINUTES OF PLANNING COMMITTEE MEETINGS

The Minutes of the Parish Council Planning Committee Meeting held on 17 March 2026 had been circulated beforehand by the Clerk. They were agreed for accuracy and proposed for acceptance by Cllr Davis, seconded Cllr Russell and voted for unanimously by those present at that meeting and signed by the Chair.

4. PUBLIC SESSION

Members of the public have the right to speak for up to three minutes at the Chair's discretion on issues concerning the Parish providing the Clerk has prior notification.

A planning agent spoke on behalf of the applicant regarding application 26/01217/FULL Pullen's Farm. She explained that this revised retrospective application sought temporary use of the grain store for low-intensity steel fabrication activities only and was not an unrestricted or permanent change of use from Class E to Class B2. It was outlined that the request related solely to the current business occupying the premises and that, should that business cease operating from the site, the use would revert to its original Class E status. She advised that the business is not based at the workshop on a full-time basis, with much of its work carried out off site and activities at the workshop predominantly involving steel cutting. Cllrs were also advised that paint spraying activities had ceased at the site and were being relocated elsewhere. The representative asked the PC to consider the revised proposal in light of this information.

Cllrs asked the applicant's representative a number of questions to clarify aspects of the proposal. Discussion included operational timings and the extent of activity taking place at the workshop, clarification regarding the ending and relocation of paint spraying activities, and confirmation that environmental considerations had been appropriately addressed. Particular concern was expressed regarding any potential environmental impact associated with previous paint spraying operations and ensuring that appropriate controls were in place. Cllrs also sought clarification regarding the temporary nature of the proposal and the anticipated duration of occupation by the current business. It was confirmed that the business operates under a lease arrangement, although no specific end date was provided.

The Chair proposed that the application 26/01217/FULL The Granary, Pullen's Farm be brought forward and discussed first. This proposal was unanimously agreed by all Cllrs present.

5. PLANNING

a) Applications/Submissions:

Following full discussion for each application, the proposals for each item were as follows:

Planning Application:	26/01217/FULL
Proposal:	<u>(Part retrospective) Temporary use of the Grain Store for steel fabrication; part enclosure of building with cladding; removal of 1no. container and covered storage/paint spraying area; erection of 1.8m closeboard fence</u>
Location:	The Granary, Pullens Farm, Lamberhurst Road, Horsmonden Tonbridge, Kent TN12 8ED
Recommendation	Approval
Proposal	Cllr Boon; seconded Cllr Russell. Unanimous.
Comments	The PC recommend approval subject to the following: - The Environmental report be followed and enforced appropriately and any contamination concerns assessed prior to a condition of planning being granted. - The PC are concerned about the operating hours particularly the early starts. - The intensity of the working activity should not increase from that set out in the operating statement. - Any further adaptations to the soundproofing that can be undertaken are carried out. All works should be carried out in line with Horsmonden Parish Councils Sustainability policy.

Planning Application:	26/01171/FULL
Proposal:	<u>Single-storey rear extension</u>
Location:	Tanglewood, Grovehurst Lane, Horsmonden, Tonbridge, Kent TN12 8BG
Recommendation	Approval
Proposal	Cllr Davis; seconded Cllr Russell. Unanimous.
Comments	Recommend approval as a reasonable development to the property. All works should be carried out in line with Horsmonden Parish Councils Sustainability policy.

Planning Application:	26/01206/LBC
Proposal:	<u>Listed Building Consent - greenhouse</u>
Location:	Remingtons, Lamberhurst Road, Horsmonden, Tonbridge, Kent TN12 8LP
Recommendation	Approval
Proposal	Cllr Larkin; seconded Cllr Russell. Unanimous.

Comments	Recommend approval subject to the Conservation Officers opinion. All works should be carried out in line with Horsmonden Parish Councils Sustainability policy.
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Planning Application:	26/01205/FULL
Proposal:	<u>Greenhouse</u>
Location:	Remingtons, Lamberhurst Road, Horsmonden, Tonbridge, Kent TN12 8LP
Recommendation	Approval
Proposal	Cllr Larkin; seconded Cllr Sheppard. Unanimous.
Comments	Recommend approval as an appropriate installation. All works should be carried out in line with Horsmonden Parish Councils Sustainability policy.

Planning Application:	26/01170/FULL
Proposal:	<u>Variation of Condition 2 of 24/02024/FULL - addition of garage</u>
Location:	Bainden Barn, School House Lane, Horsmonden, Tonbridge, Kent TN12 8BT
Recommendation	Refusal
Proposal	Cllr Boon; seconded Cllr Larkin. Carried.
Comments	Recommend refusal. Outside Limits to Build Development and over development of the site.

Planning Application:	26/01208/TPO
Proposal:	<u>Trees: Holm Oak (T1, T2 & T3) - Reduce canopy by 3m</u>
Location:	Holly Oak, Grovehurst Lane, Horsmonden, Tonbridge, Kent TN12 8BG
Recommendation	Approval
Proposal	Cllr Davis; seconded Cllr Jenkinson. Unanimous.
Comments	Recommend approval. All works should be carried out in line with Horsmonden Parish Councils Sustainability policy.

Planning Application:	26/01219/FULL
Proposal:	<u>Variation of Condition 2 of Planning Permission 25/01644/FULL - (installation of EV Charger)</u>
Location:	Penhall Cottage, Lamberhurst Road, Horsmonden, Tonbridge Kent TN12 8LP
Recommendation	Approval
Proposal	Cllr Boon; seconded Cllr Sheppard. Unanimous.

Comments	Recommend approval.
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Cllr Larkin left the meeting.

Planning Application:	26/01285/FULL
Proposal:	<u>Change of use of agricultural building and external hardstanding area to a Class E use (light industrial workshop use)</u>
Location:	Yew Tree Green Farm Yew Tree Green Road Horsmonden Tonbridge Kent
Recommendation	Approval
Proposal	Cllr Boon; seconded Cllr Sheppard. Unanimous.
Comments	Recommend approval on the basis that the proposal complies with the Horsmonden Neighbourhood Plan by supporting the reuse of redundant agricultural buildings. All works should be carried out in line with Horsmonden Parish Councils Sustainability policy.

Cllr Larkin returned to the meeting.

6. UPDATE / FURTHER ACTIONS RE APPLICATION 24/00078/HYBRID BASSETTS FARM

The Clerk updated Cllrs regarding the affordable housing provision for the 20-property development at Bassetts Farm. It was noted that there are eight affordable dwellings in total, of which two are allocated under the Government's Afghan resettlement scheme. The remaining six properties are not subject to a local connection requirement due to the terms of the Section 106 agreement agreed in 2015. Confirmation has been sought to ensure that the larger application on the same site (120 dwellings), together with the Brenchley Road development (68 dwellings), will include a local connection requirement in relation to affordable housing provision.

With regard to tree replacement at the larger Bassetts Farm site application, Cllrs were reminded of previous concerns regarding removal of orchard trees in error by the developer. It was noted that replacement planting has now taken place. It was suggested that the trees should be counted to confirm that the correct number have been replanted and that the appropriate size/age and species have been used. Cllr Boon confirmed that she would be willing to undertake this review.

Cllr Boon also raised concerns regarding the footpath on Goudhurst Road, noting that visibility from Old Station Garage remains poor. The Clerk confirmed that railings had been altered to improve visibility; however, discussions continue with KCC regarding the footpath and the issue of water from the spring continuing to

flood the path. The matter remains ongoing and will continue to be monitored pending further response and consideration by KCC.

7. UPDATE / FURTHER ACTIONS RE APPLICATION 25/02785/REM LAND SOUTH OF BRENCHLEY ROAD

The Clerk reminded Cllrs that a meeting with Fernham Homes has been scheduled to take place on 17 June at 11.00am at the church hall on Goudhurst Road. It was noted that various matters would be likely to be discussed, including an update regarding the proposed new footway on Branchley Road and the footpath link into Sprivers. As the meeting had been requested by the developer, Cllrs agreed that the PC would attend primarily to hear the developer's update rather than set a formal agenda in advance.

Cllr Russell reported that an excavator had been observed on site and asked whether any Cllrs were aware of the reason for its presence. It was agreed that this would be raised at the meeting with the developer and that the Clerk would also contact the case officer to seek clarification.

8. DISCUSSION ON FUTURE INFRASTRUCTURE NEEDS OF THE PARISH (start discussing and collating information for new Local Plan)

The Clerk had circulated details regarding the Regulation 20 'Scoping Consultation' relating to the TWBC Local Plan Review, which is scheduled to take place between 14 July and 11 August 2026.

At present, it is understood that the purpose of the Scoping Consultation is to gather feedback from stakeholders and determine how engagement with them should take place. As the PC are considered a stakeholder, it was agreed that participation in the consultation process may be important. The Clerk will seek further information and report back in advance of the next meeting so that any comments or suggestions can be considered at that meeting.

9. FEEDBACK AND UPDATES ON PLANNING ENFORCEMENT MATTERS

No specific updates had been received. Work is ongoing for current planning enforcement matters, however updates are limited.

Two previous enforcement cases were briefly discussed, planning application numbers 26/00444/FULL & 26/00479/FULL, both of which have recently had planning permission refused. It was agreed that the Clerks would contact TWBC to clarify the next steps in relation to these cases.

10. APPLICATIONS GRANTED AND REFUSED

Granted

- 25/02518/FULL – OS Plot 3710, Lewes Heath, Horsmonden, Tonbridge, Kent – The PC recommended approval of this application. Permission was granted by TWBC on 12 March 2026.
- 26/00221/LBC – Capel Cross, Grovehurst Lane, Horsmonden, Tonbridge, Kent TN12 8BB - The PC recommended approval of this application. Permission was granted by TWBC on 24 March 2026.
- 26/00206/FULL – Lockie Cottage, Gun Back Lane, Horsmonden, Tonbridge, Kent TN12 8NL - The PC recommended approval of this application. Permission was granted by TWBC on 8 April 2026.
- 26/00280/FULL- Lampkyns, School House Lane, Horsmonden, Tonbridge, Kent TN12 8BG - The PC recommended approval of this application. Permission was granted by TWBC on 24 April 2026.
- 26/00475/FULL – Pullens Farm, Lamberhurst Road, Horsmonden, Tonbridge, Kent TN12 8ED - The PC recommended refusal of this application. Permission was granted by TWBC on 12 May 2026.
- 26/00464/FULL – Middle Barns Workshop, Pullens Farm, Lamberhurst Road, Horsmonden, Tonbridge, Kent - The PC recommended refusal of this application. Permission was granted by TWBC on 20 May 2026.
- 26/00465/FULL – Pullens Barn, Pullens Farm, Lamberhurst Road, Horsmonden, Tonbridge, Kent TN12 8ED - The PC recommended refusal of this application. Permission was granted by TWBC on 19 May 2026.
- 4 Elphicks Farm Cottages, Spelmonden Road, Horsmonden, Tonbridge, Kent TN12 8EL - The PC recommended approval of this application. Permission was granted by TWBC on 22 May 2026.
- 26/00688/LBC – Westenhanger, Maidstone Road, Horsmonden, Tonbridge, Kent TN12 8DD - The PC recommended approval of this application. Permission was granted by TWBC on 19 May 2026.
- 26/00598/LBC – Westenhanger, Maidstone Road, Horsmonden, Tonbridge, Kent TN12 8DD - The PC recommended approval of this application. Permission was granted by TWBC on 19 May 2026.
- 26/00857/FULL – East View, Maidstone Road, Horsmonden, Tonbridge, Kent TN12 8ND - The PC recommended approval of this application. Permission was granted by TWBC on 29 May 2026.

Refused

- 26/00444/FULL - Manchester House, The Heath, Horsmonden, Tonbridge, Kent TN12 8HT - The PC recommended refusal of this application. Permission was refused by TWBC on 15 May 2026.
- 26/00450/FULL – The Granary, Pullens Farm, Lamberhurst Road, Horsmonden, Tonbridge, Kent TN12 8NL - The PC recommended refusal of this application. Permission was refused by TWBC on 24 April 2026.
- 26/00479/FULL - Lockie Cottage, Gun Back Lane, Horsmonden, Tonbridge, Kent TN12 8NL - The PC recommended refusal of this application. Permission was refused by TWBC on 29 April 2026.

11. OTHER PLANNING MATTERS (Discussion only – No decisions)

The Clerk clarified that Cllrs Richards, Larkin, Jenkinson, Davis, Russell would be in attendance for the meeting with Fernham Homes along with Cllr Lynne Darrah (TWBC) and Mr Andrew Winser (Chair of HDAG).

No other planning matters were raised.

There being no further business, the meeting closed at 9.15pm.