

MINUTES OF HORSMONDEN PARISH COUNCIL

PLANNING COMMITTEE MEETING

HELD AT HORSMONDEN VILLAGE HALL

ON TUESDAY, 21 JULY 2026 AT 7:30PM

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Present:

Cllrs Richards, Jenkinson, Russell, Sheppard and Baylis

In attendance:

Lucy Noakes (Clerk)

1 member of the public

1. APOLOGIES FOR ABSENCE

Cllr Darrah, Cllr Mobbs, Cllr Knight and Mr Winsor (Chair of HDAG) gave their apologies prior to the meeting. Parish Cllrs Davis, Boon, & Larkin also gave apologies. These were accepted by Cllr Sheppard seconded Cllr Russell and voted for unanimously .

DECLARATIONS OF INTEREST

Declarations of pecuniary and non-pecuniary interests in accordance with the Code of Conduct were invited. None were recorded.

2. MINUTES OF PLANNING COMMITTEE MEETINGS

The Minutes of the Parish Council Planning Committee Meeting held on 16 June 2026 had been circulated beforehand by the Clerk. They were agreed for accuracy and proposed for acceptance by Cllr Jenkinson, seconded Cllr Russell and voted for unanimously by those present at that meeting and signed by the Chair.

3. 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.

The Clerk read out a statement from Cllr Darrah regarding item 8. The Gun and Spit Roast Pub. Cllr Darrah supported the proposal by the owner to sell a small piece of

land at the rear of the pub garden in order to assist with funding the repairs currently required to allow the pub to reopen.

The Chair proposed moving item 8. forward for discussion as a member of the public was present and interested in this item. He also suggested this item should now be discussed openly rather than under closed session, as indicated on the agenda, as the Clerk had now received formal notification from TWBC regarding the matter and it was hence now in the public area. This was voted for unanimously.

8. CONSIDER PROPOSAL RELATING TO THE GUN AND SPITROAST PUB - ASSET OF COMMUNITY VALUE

The Clerk had circulated a map which had been provided by TWBC and showed the area which the owner wished to sell. It was agreed that this represented a very small part of the pub garden and that if selling this area of land enabled the owner to raise enough funds to carry out the necessary repairs and reopen the pub, it would be beneficial to go ahead and release this land for sale.

Cllr Russell proposed that the Parish Council raised no objection to the sale of this piece of land which forms part of the Asset of Community Value known as The Gun and Spit Roast Pub, Horsmonden. This was seconded by Cllr Jenkinson and voted for unanimously.

4. CONSIDER PARISH COUNCIL RESPONSE TO TWBC LOCAL PLAN REVIEW SCOPING CONSULTATION

The Council's Horsmonden development Advisory group had recommended a response to the Local Plan Scoping Consultation and Mr Winser (Chair of HDAG) had sent the PC some suggested responses for the Local Plan Review Strategic Environmental Assessment (SEA) Scoping Report.

These had been circulated to the members beforehand for reading and consideration. The Cllrs re-examined these suggestions and made some alterations regarding the wording.

The document listed as Appendix 1 of these minutes was proposed by Cllr Sheppard as the response to the Local Plan Review Scoping consultation from HPC, seconded Cllr Russell, unanimous.

The document listed as Appendix 2 of these minutes was proposed by Cllr Russell as HPC's response to the Local Plan Review Strategic Environmental Assessment (SEA) Scoping Report, seconded Cllr Jenkinson, unanimous.

The members wished to thank Mr Winser and Mrs Newton as member of the HDAG for assisting with review of these documents.

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

The Clerk reported that she was currently trying to arrange access for a Cllr and a member of the public to the community orchard site at Bassetts Farm to enable assessment of the trees which had been reinstated and which were to form the future community orchard. This was proving quite difficult as the land is not yet owned by Persimmon Homes she has been informed.

The Clerk reported back that Kent Highways had now decided to leave the railings near to Old Station Garage as they were, following concerns from HPC that the proposed further alterations may encourage children to climb the railings.

The Clerk had asked KHS about future maintenance of the steep bank above the footpath and had raised HPCs concerns about instability. She had been informed that this site will be under inspection until PH have finished construction on site which is expected to be for at least another 18 months.

It was agreed that it will be important to keep an eye on this matter during the forthcoming winter months to see if the vegetation can maintain stability during wet weather conditions.

6. UPDATE / FURTHER ACTIONS RE APPLICATION 25/02758/REM LAND SOUTH OF BRENCHLEY ROAD

The Clerk had heard from Fernham Homes that they may be meeting with the National Trust to discuss the footpath into Sprivers from the site. This may need to move back from the proposed position in order to avoid a ditch. Cllrs considered the proposed map which they had seen to provide any sensible suggestions. Cllr Russell confirmed that he would be interested in attending a meeting on site with FH and the NT if invited to do so.

Cllr Russell confirmed that Lambert & Foster had been party to meetings with residents over the past two weeks in the VH to discuss the proposed pavement along the Brenchley Road and in particular issues regarding the ownership of land bordering the highway. There was no feedback on this as yet.

7. PLANNING

a) Applications/Submissions:

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

Planning Application:	26/01481/FULL
Proposal:	Installation of EV charging unit
Location:	Church Cottage Brick Kiln Lane Horsmonden Tonbridge Kent TN12 8EJ
Recommendation	Approval
Proposal	Cllr Jenkinson, seconded Cllr Sheppard, unanimous

Comments	The Parish Council recommends acceptance .
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Planning Application:	26/01482/LBC
Proposal:	<u>Listed Building Consent - Installation of EV charging unit</u>
Location:	Church Cottage Brick Kiln Lane Horsmonden Tonbridge Kent TN12 8EJ
Recommendation	Approval
Proposal	Cllr Russell, seconded Cllr Sheppard, Unanimous.
Comments	The Parish Council recommends acceptance as a reasonable installation subject to the Conservation Architect's opinion. All works should be carried out in line with Horsmonden Parish Councils Sustainability Policy.

Planning Application:	26/01537/LBC
Proposal:	<u>Listed Building Consent - alterations to lean-to loggia</u>
Location:	Sprivers, Lamberhurst Road, Horsmonden, Tonbridge, Kent TN12 8DR
Recommendation	Approval
Proposal	Cllr Russell, seconded Cllr Sheppard, unanimous.
Comments	Acceptance as a reasonable restoration of this feature in a listed curtilage. Subject to the Conservation Architect's views and assuming that all works are carried out in line with Horsmonden Parish Councils Sustainability Policy.

Planning Application:	26/01538/LBC
Proposal:	<u>Listed Building Consent - Part reconstruction of brick wall</u>
Location:	Sprivers, Lamberhurst Road, Horsmonden, Tonbridge, Kent TN12 8DR
Recommendation	Approval
Proposal	Cllr Russell, seconded Cllr Baylis, unanimous
Comments	Acceptance as a reasonable reconstruction of this wall and fencing to protect the Ash tree nearby. Subject to the Conservation Architect's opinion . All works should be carried out in line with Horsmonden Parish Councils Sustainability Policy.

Planning Application:	26/00525/SUB
Proposal:	<u>Resubmission of details in relation to Condition 22 - (external lighting) of 21/02027/FULL, as approved under 22/03656/SUB.</u>
Location:	Bassetts Farm, Goudhurst Road, Horsmonden, Tonbridge, Kent TN12 8AS
Recommendation	Refusal.

Proposal	Cllr Sheppard, seconded Cllr Baylis, unanimous.
Comments	Recommended Refusal .The Parish Council wishes to remind the Local Planning Authority of the comments made by previous consultees, including the Conservation & Nature Officer, regarding the importance of preserving the rural dark skies at Bassets Farm and ensuring that external lighting is kept to an absolute minimum. The current application seeking retrospective approval for between six and nine streetlights appears to conflict with those earlier recommendations. It is particularly concerning that these streetlights have already been installed before the matter has been fully considered through the planning process. The Planning Authority is therefore respectfully requested to give full weight to the previous consultee comments and to ensure that any decision remains consistent with the original ecological and landscape objectives for this rural site.

8. CLOSED SESSION - CONSIDER PROPOSAL RELATING TO THE GUN AND SPITROAST PUB - ASSET OF COMMUNITY VALUE

This matter had been dealt with earlier in the meeting under open session as proposed by the chairman.

9. FEEDBACK AND UPDATES ON PLANNING ENFORCEMENT MATTERS

The Clerk advised that there was not much to report back from planning enforcement matters. Some cases were still progressing , whilst others had been invited to make a planning application to rectify matters.

10. APPLICATIONS GRANTED AND REFUSED

Granted

- 26/00744/LBC - Willow Barn , Grovehurst Lane, Horsmonden, Tonbridge, Kent TN12 8BQ - The PC recommended approval of this application. Permission was granted by TWBC on 3 July 2026.
- 26/00743/FULL - Willow Barn , Grovehurst Lane, Horsmonden, Tonbridge, Kent TN12 8BQ - The PC recommended approval of this application. Permission was granted by TWBC on 3 July 2026.
- 26/00988/FULL - 2 Oakleigh Cottages, The Heath, Horsmonden, Tonbridge, Kent TN12 8JA - The PC recommended approval of this application. Permission was granted by TWBC on 2 July 2026.

Refused

None

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

None.

There being no further business, the meeting closed at 8.35pm