

MINUTES OF HORSMONDEN PARISH COUNCIL
PLANNING COMMITTEE MEETING HELD BY REMOTE CONFERENCING
AT 7.30 P.M. ON TUESDAY, 16 JUNE 2020

Copyright Notice - Plans, drawing and material submitted to the Council are protected by the Copyright Acts (Section 47, 1988 Act). You may only use material that is downloaded or printed for consultation purposes, to compare current applications with previous schemes and to check whether developments have been completed in accordance with approved plans. Further copies must not be made without the prior permission of the copyright owner

Present via remote audio/video conferencing:

Cllrs Richards, Davis, Jenkinson (by phone), Larkin, March, Russell, Sheppard and Stevens (by phone)

Non-attendance:

Cllr Hunn

In attendance:

Lucy Noakes (Clerk), Jackie Stanton (Assistant Clerk)

Three members of the public (via remote conferencing)

1. APOLOGIES FOR ABSENCE

None.

2. DECLARATIONS OF INTEREST

Declarations of pecuniary and non-pecuniary interests in accordance with the Code of Conduct were invited. Cllr Stevens for applications 20/01297/FULL and 20/01298/FULL (pecuniary interest). Cllr Russell for application 20/01404/FULL (non-pecuniary interest).

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.

Two members of the public raised issues regarding application 20/01222/PIP including restricted access which does not comply with the needs of the road, adverse effect of traffic on Kirkins Close, no inclusion for a change to farmhouse curtilage, loss of agricultural land, no demonstration of benefits of the development and no account taken of the historic interest of the farmstead, lack of support from Tunbridge Wells Borough Council for the previous application for development on this land.

4. PLANNING

a) Applications/Submissions:

Planning Application:	20/01222/PIP
Proposal:	Permission in Principle - Erection of 9 Dwellings
Location:	Land To The Rear Of Kirkins Close Horsmonden Tonbridge Kent
Recommendation:	Refusal
Proposal:	Cllr Stevens; seconded Cllr Larkin. Unanimous
Comments:	<p>Propose Refusal on the following grounds:</p> <ul style="list-style-type: none"> • Unsuitable access which does not meet standard requirements • Unsuitable land due to its contours and incline • Over-development of the area, particularly around listed buildings and an historic farmstead • Additional traffic volumes onto Maidstone Road • The effect on the community views and amenities from Willard Place • Development does not meet the housing needs required by the village • Loss of agricultural land • The effect of drainage on the farm area further down the slope.

Planning Application:	20/01435/FULL
Proposal:	Variation of Condition 2 (Approved Plans) of Planning Permission 19/03144/FULL - (Plot 3) Door added from lounge to garden, Two windows added to kitchen looking over garden; (Plot 4) Garage amended reconfigured to provide garage and home office space; (Site Wide) Road width altered to accommodate fire engine access. Additional space created for vehicle turning serving plot 3. Plot 4 to have separate drive and parking area.
Location:	Quince Cottage, School House Lane, Horsmonden, Tonbridge, Kent, TN12 8BJ
Recommendation:	Acceptance
Proposal:	Cllr Russell; seconded Cllr Davis. Unanimous
Comments:	Recommend acceptance as reasonable amendments to the already approved plan but should be in line with the Horsmonden Parish Council Sustainability Policy.

Cllr March proposed that applications 20/01297/FULL and 20/01298/FULL be moved to the end to allow Cllr Stevens to leave without disrupting the meeting. Seconded Cllr Russell. Unanimous

Planning Application:	20/01286/OUT
Proposal:	Outline application (access and scale only) - Demolition of existing dwelling known as BeechTree Cottage and erection of a replacement dwelling
Location:	Beech Tree Cottage, Grovehurst Lane, Horsmonden, Tonbridge, Kent,

	TN12 8BG
Recommendation:	Acceptance
Proposal:	Cllr March; seconded Cllr Larkins. Unanimous
Comments:	Propose acceptance as a suitable replacement dwelling but should be in line with the Horsmonden Parish Council Sustainability Policy.

Cllr Russell left the meeting for application 20/01404/FULL; Clerk would telephone him when he may return to the meeting.

Planning Application:	20/01404/FULL
Proposal:	<u>Demolition and erection of replacement single garage; erection of single storey rear extension; provision of pitched roof to existing front protrusion; new covered porch; relocation of existing oil tank; extension of existing front drive; internal alterations; removal of chimney; changes to fenestration.</u>
Location:	3 Orchard Way, Horsmonden, Tonbridge, Kent, TN12 8JX
Recommendation:	Acceptance
Proposal:	Cllr March; seconded Cllr Jenkinson. Unanimous
Comments:	Propose acceptance on the grounds that this is a suitable alteration to the existing dwelling. However, the Parish Council would draw attention to the proximity of the oil tank to the garage. The development should be in line with the Horsmonden Parish Council Sustainability Policy.

Cllr Jenkinson left the meeting to allow her to call back in; Cllr Russell was telephoned to return to the meeting; Cllr Stevens left the meeting.

Since Cllr Russell had difficulty re-joining the meeting via video link; a short break took place. Cllr Russell re-joined by telephone.

Planning Application:	20/01297/FULL
Proposal:	<u>Removal of existing container; erection of detached double bay garage with games room and shower room above.</u>
Location:	Little Cacketts Farm, Haymans Hill, Horsmonden, Tonbridge, Kent, TN12 8BX
Recommendation:	Acceptance
Proposal:	Cllr Davis; seconded Cllr March. Unanimous.
Comments:	Recommend acceptance on the grounds that this is reasonable development to the site but should be in line with the Horsmonden Parish Council Sustainability Policy.

Planning Application:	20/01298/FULL
Proposal:	<u>Demolition of existing detached dwelling and replacement dwelling</u>
Location:	Little Cacketts Farm, Haymans Hill, Horsmonden, Tonbridge, Kent, TN12 8BX
Recommendation:	Acceptance
Proposal:	Cllr Jenkinson; seconded Cllr Sheppard. Unanimous
Comments:	Propose acceptance on the grounds that this is a reasonable development which enhances the original plot but should be in line with the Horsmonden Parish Council Sustainability Policy

b) Lawful Development Certificates and Other Submissions

Lawful Development Certificates had been issued to the Council for information only. Tunbridge Wells Borough Council Planning had advised there was no need for the Council to comment but that the information should be made available in case members of the public should like to comment.

Planning Application:	20/01312/LDCEX
Proposal:	Lawful Development Certificate (Existing) - Evidence of commencement of works in accordance with planning permission reference 17/01082/FULL
Location:	Ash Oast School House Lane Horsmonden Tonbridge Kent TN12 8BJ

Planning Application:	20/01262/LDCEX
Proposal:	Lawful Development Certificate (Existing) - Occupation of a property known as Bassetts Farm Fishery as a single residential dwelling
Location:	Bassetts Farm Fishery, Churn Lane, Horsmonden, Tonbridge, Kent, TN12 8HL

c) Applications Granted and Refused.

GRANTED

20/00674/FULL – Land Adjoining 1 Lewes Heath Cottages, Lewes Heath, Horsmonden, TN12 8AF – Change of use of a section of former agricultural land to provide a garden extension.

19/03019/FULL – Ash Barn, School House Lane, Horsmonden, TN12 8BJ: Variation of Condition 2 (Approved Plans) and Condition 3 (External Materials) of 15/508795/FULL – Increase in width of double doors to the eastern elevation; removal of ground floor bathroom window; reduction in width of front ground floor bathroom window; new flue to front; retention of existing rooflight over first floor living room; additional weatherboarding to rear elevation and change of fenestration from wood to aluminium.

20/00942/FULL – Apple Tree Cottage, Maidstone Road, Horsmonden, TN12 8NE: Proposed alterations to cottage and conversion of part garage to home office.

20/00943/LBC – Apple Tree Cottage, Maidstone Road, Horsmonden, TN12 8NE: Listed Building Consent: Proposed alterations to cottage and conversion of part garage to home office.

REFUSED

None

WITHDRAWN

20/00456/FULL – Pond House, Goudhurst Road, Horsmonden, TN12 8EU: Replacement two storey extension; erection of single storey extension; conversion of outbuilding to annexe; internal and external works; associated landscape works.

20/00457/LBC – Pond House, Goudhurst Road, Horsmonden, TN12 8EU: Replacement two storey extension; erection of single storey extension; conversion of outbuilding to annexe; internal and external works; associated landscape works.

5. OTHER PLANNING MATTERS (discussion only – no decisions)

None

There being no further business, the meeting closed at 20:50