

# DRAFT

## MINUTES OF HORSMONDEN PARISH COUNCIL

### PLANNING COMMITTEE MEETING

### HELD AT HORSMONDEN VILLAGE HALL

ON TUESDAY, 11 AUGUST 2026 AT 7:30PM

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**Present:**

Cllrs Richards, Boon, Russell, Sheppard, Baxter-Smith and Baylis

**In attendance:**

Anna Blyth (Deputy Clerk)

#### **1. APOLOGIES FOR ABSENCE**

Cllrs Davis, Larkin and Jenkinson gave their apologies prior to the meeting. 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 21 July 2026 had been circulated beforehand by the Clerk. They were agreed for accuracy and proposed for acceptance by Cllr Russell, seconded Cllr Baylis 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.*

No members of the public had requested to speak in the public session.

### **4. UPDATE / FURTHER ACTIONS RE APPLICATION 24/00078/HYBRID BASSETTS FARM**

The Deputy Clerk made Cllrs aware that an amendment had been submitted in relation to application 26/00525/SUB. The PC had not been consulted on the amendment, which was unusual as the Council have previously been consulted on two occasions regarding changes to this SUB application.

It was noted that the amendment had been received too late for a specific item to be included on the meeting agenda. However, the Chair agreed that, as Item 4 concerned updates and further actions regarding Bassetts Farm, Cllrs could discuss the amendments under this item and, if they wished, submit a further comment to the Planning Authority.

The Deputy Clerk had circulated details of the amended application to Cllrs prior to the meeting. Members considered the amendments and it was proposed by Cllr Boon that the PC submit the following further comment:

*The PC recommend refusal until advice is sought from the Conservation Officer regarding the increase in lighting which is in direct opposition to the approved plans. However, should planning be approved the PC kindly request that a condition is attached to avoid impact on neighbouring properties specifically Station Cottages / existing dwellings and native wildlife.*

This proposal was seconded by Cllr Russell. Unanimous.

The Deputy Clerk advised that the PC are still seeking access to the orchard at Bassetts Farm to enable Cllrs to inspect the replacement trees and confirm that they are of the correct size and type and comply with the relevant planning conditions.

It was noted that the developer had advised that as the land remains in the ownership of the farmer, permission from the landowner would be required. The Clerk raised this with Lambert & Foster, who advised that they would contact the landowner to seek the necessary permission. No further update had been received, and it was agreed that the Deputy Clerk would continue to pursue the matter.

### **5. UPDATE / FURTHER ACTIONS RE APPLICATION 25/02758/REM LAND SOUTH OF BRENCHLEY ROAD**

The Deputy Clerk advised that discussions regarding the proposed footpath/pavement on Branchley Road remain ongoing between Lambert & Foster

and the residents concerned however, the final proposals are expected to be agreed shortly. The PC are not party to these discussions and will await further updates.

## 6. PLANNING

### a) Applications/Submissions:

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

|                              |                                                                                                                              |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <b>Planning Application:</b> | 26/01561/FULL                                                                                                                |
| <b>Proposal:</b>             | <u><b>Air source heat pump</b></u>                                                                                           |
| <b>Location:</b>             | Little Bassetts, Goudhurst Road, Horsmonden, Tonbridge, Kent TN12 8AT                                                        |
| <b>Recommendation</b>        | Approval                                                                                                                     |
| <b>Proposal</b>              | Cllr Baxter-Smith; seconded Cllr Sheppard. Unanimous.                                                                        |
| <b>Comments</b>              | The PC recommend approval.<br>All works should be carried out in line with Horsmonden Parish Councils Sustainability policy. |

|                              |                                                                                            |
|------------------------------|--------------------------------------------------------------------------------------------|
| <b>Planning Application:</b> | 26/01580/FULL                                                                              |
| <b>Proposal:</b>             | <u><b>Creation of turning area</b></u>                                                     |
| <b>Location:</b>             | Ash Oast, School House Lane, Horsmonden, Tonbridge, Kent TN12 8BJ                          |
| <b>Recommendation</b>        | No Comment                                                                                 |
| <b>Proposal</b>              | Cllr Sheppard; seconded Russell. Unanimous.                                                |
| <b>Comments</b>              | The Parish Council have considered this planning application and have no comments to make. |

|                              |                                                                                                                                                                                                                           |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Planning Application:</b> | 26/01637/FULL                                                                                                                                                                                                             |
| <b>Proposal:</b>             | <u><b>Single storey annexe extension and conversion of garage into living accommodation, with associated external alterations</b></u>                                                                                     |
| <b>Location:</b>             | Ash Oast, School House Lane, Horsmonden, Tonbridge, Kent TN12 8BJ                                                                                                                                                         |
| <b>Recommendation</b>        | Approval                                                                                                                                                                                                                  |
| <b>Proposal</b>              | Cllr Boon; seconded Cllr Sheppard. Unanimous.                                                                                                                                                                             |
| <b>Comments</b>              | Recommend approval, subject to the property remaining in perpetuity as an ancillary accommodation to the main dwelling.<br>All works should be carried out in line with Horsmonden Parish Councils Sustainability policy. |

|                              |                                                                                              |
|------------------------------|----------------------------------------------------------------------------------------------|
| <b>Planning Application:</b> | 26/01643/FULL                                                                                |
| <b>Proposal:</b>             | <u><b>(Retrospective) replacement fence</b></u>                                              |
| <b>Location:</b>             | Lockie Cottage, Gun Back Lane, Horsmonden, Tonbridge, Kent TN12 8NL                          |
| <b>Recommendation</b>        | Approval                                                                                     |
| <b>Proposal</b>              | Cllr Baxter-Smith; seconded Cllr Russell. Unanimous                                          |
| <b>Comments</b>              | The PC recommend approval.<br>All works should be carried out in line with Horsmonden Parish |

## 7. FEEDBACK AND UPDATES ON PLANNING ENFORCEMENT MATTERS

The Deputy Clerk advised that there were no further updates to report, other than one planning decision relating to a planning enforcement case, as detailed below. The application was approved.

## 8. APPLICATIONS GRANTED AND REFUSED

### Granted

- 25/01269/FULL - Land To The Rear Of August Pitts Farm, Churn Lane, Horsmonden, Tonbridge, Kent TN12 8HW - The PC recommended refusal of this application. Permission was granted by TWBC on 27 July 2026.
- 26/00370/FULL - High View, Grovehurst Lane, Horsmonden, Tonbridge, Kent TN12 8BG - The PC recommended refusal of this application. Permission was granted by TWBC on 22 July 2026.
- 26/00466/FULL - Middle Barn, Pullens Farm, Lamberhurst Road, Horsmonden, Tonbridge, Kent TN12 8ED - The PC recommended refusal of this application. Permission was granted by TWBC on 15 July 2026.
- 26/01170/FULL – Bainen Barn, School House Lane, Horsmonden, Tonbridge, Kent TN12 8BT - The PC recommended refusal of this application. Permission was granted by TWBC on 17 July 2026.
- 26/01205/FULL - Remingtons , Lamberhurst Road, Horsmonden, Tonbridge, Kent TN12 8LP - The PC recommended approval of this application. Permission was granted by TWBC on 24 July 2026.
- 26/01206/LBC - Remingtons , Lamberhurst Road, Horsmonden, Tonbridge, Kent TN12 8LP - The PC recommended approval of this application. Permission was granted by TWBC on 22 July 2026.
- 26/01208/TPO - Holly Oak , Grovehurst Lane, Horsmonden, Tonbridge, Kent TN12 8BG - The PC recommended approval of this application. Permission was granted by TWBC on 21 July 2026.
- 26/01219/FULL - Penhall Cottage , Lamberhurst Road, Horsmonden, Tonbridge, Kent TN12 8LP - The PC recommended approval of this application. Permission was granted by TWBC on 27 July 2026.
- 26/01285/FULL - Yew Tree Green Farm , Yew Tree Green Road, Horsmonden, Tonbridge, Kent - The PC recommended approval of this application. Permission was granted by TWBC on 31 July 2026.

### Refused

- 25/01434/FULL - 16 Gibbet Lane, Horsmonden, Tonbridge, Kent, TN12 8NA - The PC recommended refusal of this application. Permission was refused by TWBC on 24 June 2026.

**Withdrawn**

- 26/01482/LBC - Church Cottage, Brick Kiln Lane, Horsmonden, Tonbridge – This application has been withdrawn by the applicant on 3 August 2026.

**9. OTHER PLANNING MATTERS (Discussion only – no decisions)**

The Chair raised concerns regarding the height of the fence at the property adjacent to the GP surgery on Lamberhurst Road, following concerns raised by members of the public regarding visibility and sightlines when exiting the surgery. The Deputy Clerk was asked to look into the matter and establish whether the fence is compliant with any relevant planning requirements.

The Chair also provided an update regarding ongoing refurbishment works at the Gun & Spitroast Pub. Given that the building is Grade 2 listed, it was agreed that the matter should be looked into further with TWBC to ensure that any necessary permissions are in place.

**There being no further business, the meeting closed at 8.10pm**