

**MINUTES OF HORSMONDEN PARISH COUNCIL**  
**PLANNING MEETING HELD AT THE VILLAGE HALL, HORSMONDEN**  
**AT 7.30 P.M. ON TUESDAY 18 JUNE, 2019**

**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:** Cllrs Richards, Davis, Jenkinson, Larkin, March, Russell and Sheppard

**In attendance:** Jackie Stanton (Assistant Clerk)  
 No members of the Public

**Declarations of Interest:** Declarations of pecuniary and non-pecuniary interests in accordance with the Code of Conduct were invited. There were no declarations of interest.

**1. APOLOGIES FOR ABSENCE**

Cllr Stevens. It was proposed by Cllr Larkin that Cllr Steven's reasons for absence be accepted by the meeting; seconded Cllr March; unanimous.

**2. PUBLIC SESSION**

None

**3. PLANNING**

**3.1 Applications/Submissions:**

|                                 |  |
|---------------------------------|--|
| <b>Planning Application No:</b> | 19/01306/FULL  |
| <b>Proposal:</b>                | <a href="#"><u>Variation of Condition 2 of Planning Permission 19/00006/FULL - Condition 2 (Supersede plans for amended access and parking arrangements for plot 1 and minor alterations to dwellings; and removal of Conditions 18 and 19</u></a>   |
| <b>Location:</b>                | Quince Cottage, School House Lane, Horsmonden, Tonbridge, TN12 8BJ   |
| <b>Recommendation:</b>          | Refusal  |
| <b>Proposal:</b>                | Cllr March; seconded Cllr Sheppard. Unanimous  |
| <b>Comments:</b>                | <p>Recommend refusal on the following grounds:</p> <ol style="list-style-type: none"> <li>1. Plot 2 should be required to have frosted glass, non-opening windows to protect the neighbour's amenities;</li> <li>2. Parking for plot 1 does not allow any visitor parking and this narrow lane is frequented by articulated lorries to the fruit-packing station at the end of the non-through road and also for plots 2, 3 and 4 there appears to be inadequate visitor parking to enable off-road parking;</li> <li>3. We observe the red line near plot 1 was originally inside the centre of the oak tree and in the amended drawing is now outside the centre of the oak tree;</li> <li>4. Conditions 18 and 19 – we recommend referring to the archaeologists communication in the original planning application.</li> </ol> |

|                                 |  |
|---------------------------------|--|
| <b>Planning Application No:</b> | 19/00347/FULL  |
| <b>Proposal:</b>                | <a href="#">Proposed detached dwelling</a>   |
| <b>Location:</b>                | The Gun & Spitroast, The Heath, Horsmonden, Kent, TN12 8HT   |
| <b>Recommendation:</b>          | Acceptance   |
| <b>Proposal:</b>                | Cllr Davis; seconded Cllr Russell; unanimous   |
| <b>Comments:</b>                | Propose acceptance on the grounds that it is an appropriate infill development within the conservation area of the village. We would however refer to the Horsmonden Parish Council Sustainability Policy and also endorse the statement provided by the Principal Conservation Officer. |

|                                 |  |
|---------------------------------|--|
| <b>Planning Application No:</b> | 19/00511/FULL  |
| <b>Proposal:</b>                | <a href="#">Erection of a greenhouse</a>   |
| <b>Location:</b>                | Great Owl, Castlemaine Oast, Maidstone Road, Horsmonden, Tonbridge, Kent TN12 8HB  |
| <b>Recommendation:</b>          | Acceptance   |
| <b>Proposal:</b>                | Cllr Davis; seconded Cllr Jenkinson; unanimous   |
| <b>Comments:</b>                | Propose acceptance on the grounds that it is an appropriate addition to the property subject to the Horsmonden Parish Council Sustainability Policy. |

|                                 |  |
|---------------------------------|--|
| <b>Planning Application No:</b> | 19/00754/FULL  |
| <b>Proposal:</b>                | <a href="#">Replacement timber windows to the front elevation with double glazed UPVC windows</a>  |
| <b>Location:</b>                | Redmans, Green Road, Horsmonden, Tonbridge, TN12 8JS   |
| <b>Recommendation:</b>          | Refusal  |
| <b>Proposal:</b>                | Cllr Russell; seconded Cllr Jenkinson; carried   |
| <b>Comments:</b>                | Recommend refusal on the grounds that within the village conservation area the use of wooden framed replacement windows would be more appropriate. |

|                                 |  |
|---------------------------------|--|
| <b>Planning Application No:</b> | 19/00643/FULL  |
| <b>Proposal:</b>                | <a href="#">Proposed control kiosk with access doors</a>   |
| <b>Location:</b>                | Southern Water Pumping Station, Smallbridge Road, Horsmonden, Tonbridge, TN12 8EP  |
| <b>Recommendation:</b>          | Acceptance   |
| <b>Proposal:</b>                | Cllr March; seconded Cllr Russell; unanimous   |
| <b>Comments:</b>                | Propose acceptance as an environmentally-friendly adaptation but which should be in accordance with the Horsmonden Parish Council Sustainability Policy. |

|                                 |   |
|---------------------------------|---|
| <b>Planning Application No:</b> | 19/01184/FULL   |
| <b>Proposal:</b>                | <a href="#">Creation of a new access driveway, including associated operational development, using the existing access for South Lodge</a>                      |
| <b>Location:</b>                | Capel Manor House, Grovehurst Lane, Horsmonden, Tonbridge, TN12 8BG   |
| <b>Recommendation:</b>          | Acceptance  |
| <b>Proposal:</b>                | Cllr Russell; seconded Cllr Sheppard; carried   |
| <b>Comments:</b>                | Propose acceptance as a reasonable new access to Capel Manor House but which should be in conjunction with the Horsmonden Parish Council Sustainability Policy. |

|                                 |  |
|---------------------------------|--|
| <b>Planning Application No:</b> | 19/01241/FULL  |
| <b>Proposal:</b>                | <a href="https://twbcpa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=PQXHCETYK9H00">https://twbcpa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=PQXHCETYK9H00</a> Proposed replacement two storey side extension. Single storey near extension. Replacement of outbuilding with single storey annex. Internal and external works. Addition of skylights. Associated landscape works. |
| <b>Location:</b>                | Pond House, Goudhurst Road, Horsmonden, Tonbridge, TN12 8EU  |
| <b>Recommendation:</b>          | Acceptance   |
| <b>Proposal:</b>                | Cllr Jenkinson; seconded Cllr March; unanimous   |
| <b>Comments:</b>                | Recommend acceptance on the grounds that it would be a suitable redevelopment and improvement of the existing building but should take into account the Horsmonden Parish Council Sustainability Policy.   |

|                                 |  |
|---------------------------------|--|
| <b>Planning Application No:</b> | 19/01242/LBC   |
| <b>Proposal:</b>                | <a href="https://twbcpa.midkent.gov.uk/online-applications/caseDetails.do?action=dispatch&amp;keyVal=PQXHCOTYK9I00&amp;caseType=Application">https://twbcpa.midkent.gov.uk/online-applications/caseDetails.do?action=dispatch&amp;keyVal=PQXHCOTYK9I00&amp;caseType=Application</a> Proposed replacement two storey side extension. Single storey near extension. Replacement of outbuilding with single storey annex. Internal and external works. Addition of skylights. Associated landscape works. |
| <b>Location:</b>                | Pond House, Goudhurst Road, Horsmonden, Tonbridge, TN12 8EU  |
| <b>Recommendation:</b>          | Acceptance   |
| <b>Proposal:</b>                | Cllr March; seconded Cllr Sheppard; unanimous  |
| <b>Comments:</b>                | Propose acceptance with reference to the conservation architect and the Horsmonden Parish Council Sustainability Policy.   |

|                                 |   |
|---------------------------------|---|
| <b>Planning Application No:</b> | 19/01181/FULL   |
| <b>Proposal:</b>                | <a href="#">Erection of bailiffs cottage in connection with existing fishing enterprise</a>   |
| <b>Location:</b>                | Pittlands Lakes Angling Club, Churn Lane, Horsmonden, Tonbridge, TN12 8HL   |
| <b>Recommendation:</b>          | Acceptance  |
| <b>Proposal:</b>                | Cllr Russell; seconded Cllr Davis; carried  |
| <b>Comments:</b>                | Recommend acceptance as reasonable accommodation supporting the business but subject to an agricultural occupancy condition and a temporary licence for an initial period of five years, subject also to the advice of the agricultural/rural advisor and to the Horsmonden Parish Council Sustainability Policy. |

|                                 |  |
|---------------------------------|--|
| <b>Planning Application No:</b> | 19/01491/FULL  |
| <b>Proposal:</b>                | <a href="#">Erection of first floor extension to existing outbuilding, with decking bridge and landscaping</a>   |
| <b>Location:</b>                | Birch Cottage, Green Road, Horsmonden, Tonbridge, TN12 8JS   |
| <b>Recommendation:</b>          | Refusal  |
| <b>Proposal:</b>                | Cllr Larkins; seconded Cllr March; carried   |
| <b>Comments:</b>                | Recommend refusal on the grounds that the extension is out of proportion to the existing development and does nothing for the visual amenity of the village conservation area. |

|                                 |   |
|---------------------------------|---|
| <b>Planning Application No:</b> | 19/01057/FULL   |
| <b>Proposal:</b>                | <a href="#">Erection of two detached dwellings.</a>   |
| <b>Location:</b>                | Land at Apple Tree Cottage, Maidstone Road, Horsmonden, Tonbridge, TN12 8NE   |
| <b>Recommendation:</b>          | Acceptance  |
| <b>Proposal:</b>                | Cllr March; seconded Cllr Sheppard; unanimous   |
| <b>Comments:</b>                | Recommend acceptance with certain conditions: <ol style="list-style-type: none"> <li>1. To have construction parking off the Maidstone Road and to be used by the developer;</li> <li>2. The development should be in line with the Horsmonden Parish Council Sustainability Policy.</li> </ol> |

### 3.2 Applications granted and refused.

#### Applications granted:

18/03658/FULL – Church Farm House, Brick Kiln Lane Horsmonden

19/01007/FULL – Highlands Farm Cottage, Marle Place Road, Horsmonden

#### Applications Refused:

None

### 4. Other planning matters (discussion only – no decisions)

The Committee had voiced its disappointment at the last meeting that it no longer received paper plans for developments of more than five dwellings. The Assistant Clerk had contacted Tunbridge Wells Borough Council and was awaiting their response.

**There being no further business, the meeting closed at 9:20pm**