

**MINUTES OF HORSMONDEN PARISH COUNCIL**  
**PLANNING MEETING HELD IN HORSMONDEN VILLAGE HALL, HORSMONDEN**  
**AT 7.30 P.M. ON 21st JULY 2015**

**Present:** Cllr March (Chair of planning), Cllrs Davis, Isaacs, Stevens and Russell.

**In attendance:** Clerk (Lucy Noakes), 14 members of the public present.

**Declarations of Interest:** Declarations of pecuniary and non-pecuniary interests in accordance with the Code of Conduct were invited, none were recorded.

**1. APOLOGIES FOR ABSENCE**

Cllr Hughes and Cllr Stanton, for reasons considered acceptable. This was proposed by the chair and voted for unanimously.

**2. ELECTION OF MEETING CHAIR**

Cllr Davis proposed that Cllr March be elected Chair of the planning committee. Seconded, Cllr Isaacs. Unanimous.

**3. PUBLIC SESSION**

Mrs Davies from Station Cottages had requested to speak on the application regarding Bassett's Farm. She mentioned that residents of Station cottages had for years been allowed to park in the development site as it was very dangerous for them to park on the Goudhurst Road, outside their properties, and there was no provision within their own property for parking. This had been mentioned to the developers, but they had not been forthcoming with any arrangements to allow this to continue. Mrs Davies warned that if the residents of Station Cottages had to park on the Goudhurst Road it would be very hazardous for all traffic users coming around the blind bend into Horsmonden, as well as for those residents living in the cottages.

She also mentioned the difficulties experienced in turning right out of the Bassett's entrance as there was very little visibility, and said that this would be even more hazardous if 30 more houses were built as many more residents would be exiting the development. Mrs Davies did not feel that the traffic plans in the application were detailed enough. The provision for pedestrians meant that those walking into the village centre would have to cross the road several times before reaching their destination. She drew attention to the letter from Highways to the planners, which had mentioned various problems associated with the development from a highways perspective.

Mr Francis, also a resident of Station Cottages mentioned the lack of traffic calming plans in the application and the inconsistency of the plans shown to residents. He felt that some of the traffic calming solutions suggested could cause even more problems and would not be in keeping with the rural entrance to the village.

Mr Francis said that he felt the plans showed the road to be straighter than it was in reality and suggested better visibility than that experienced in reality.

Mr Francis said that nothing had changed to resolve the problems associated with previous applications on the site.

Mr Morton agreed with the inadequacy of the traffic calming shown in the plans and the lack of provision for pedestrians to walk to the village centre and cross over safely.

Miss Forrest had asked the Clerk to read aloud her letter to TWBC which had outlined her right of way over the development which appeared to have been totally disregarded by the developers. She was concerned about security to the rear of her property and any possible damage to her property during the construction phase of any development. She also wanted to make sure that provision would be made for the safe removal of any asbestos or other hazardous substances which could be on site. Miss Forrest was very concerned about the increase to traffic flow which would be a result of 30 more houses, as well as infrastructure like water provision, and sewerage. She drew attention also to the presence of badgers and slow worms on the site which would need protection.

Mrs Bassett, from Station Cottages had also asked the Clerk to read her letter out and made similar points with regards to sewerage and surface water drainage, which would need to be provided for and which already created problems at times for those in Station Cottages. Mrs Bassett was concerned about the increased traffic flow on the already busy road and felt that the developers would need to look at slowing down the traffic before it enters the village rather than after the development. She also mentioned that traffic should be calmed when approaching from the village centre.

Two residents from Bassett's Villas had asked for their points to be made in the public session. One had mentioned the noise and mess associated with having up to two years worth of building works on her front door. She had also mentioned the presence of asbestos in the farm buildings which would need safely removing. The resident was concerned with the number of social houses which were sought on the site and which would be located close to her house. The increased number of cars and increased pressure on the Doctor's surgery and school were also concerns of this resident.

The other resident of Bassett's Villas had similar concerns with the social houses, 6 of which were very close to her house and were closely packed in to the development. She believed the project to be high density and obtrusive and not in keeping with rural atmosphere of the village.

This resident was also concerned with the increased traffic density and pressure on the existing infrastructure, such as water supply and provision. She did not feel the developers had made enough parking provision, and also mentioned the lack of provision for Old Station Cottages who already used the site for parking. This resident was concerned with the dangerous access, lack of provision for pedestrians on the very fast road, and increased pressure on the school and doctors surgery. She did not feel there was the need for so many new houses or assisted houses, in Horsmonden.

Other members of the public had emailed the Clerk with their comments, some of which were along similar lines, but had not requested that they be read out, or asked to speak in the public session.

#### 4. PLANNING

##### 4.1 Applications/Submissions:

Cllr Proposed that application TW/15/505340/OUT be brought forward for members of the public who were present and wishes to hear the discussion. Unanimous.

<b>Planning Application No:</b>	TW/15/505340/OUT
<b>Proposal:</b>	<b>Outline application for the demolition of existing buildings and for erection of up to 30 dwellings (with access matters reserved).</b>
<b>Location:</b>	Bassetts Farm Goudhurst Road Horsmonden Tonbridge Kent TN12 8AS
<b>Recommendation:</b>	Refused
<b>Proposal:</b>	Cllr Davis, seconded Cllr Isaacs, unanimous.
<b>Comments:</b>	<p>The Parish Council understand the benefits in principal, of developing this site for residential use, but are concerned that the number of dwellings proposed is excessive. Rejection of the application is recommended on the basis that the following issues need to be addressed:</p> <p>Traffic- additional traffic load on road infrastructure. The potentially dangerous inter sectional access/egress on to the Goudhurst Road. Inadequate provision for pedestrians. The potential problems of on-street parking on the Goudhurst road, as a result of loss of parking on the development site.</p> <p>Over loading of the current infrastructure- Water supply, sewerage, surface water drainage. How much more capacity is left at the existing sewage works in Horsmonden, taking into account the developments taking place outside Horsmonden, feeding into the sewage works here?</p> <p>Rights of way- farm access through the potential development. Right of way through the development for Old Bassett's Cottages. The developer has not considered the existing rights of way. The Parish Council would query the contribution of road up-keep for those with existing rights of way over the site.</p> <p>Sustainability- the parish Council query the use of gas boilers, as there is no mains gas in Horsmonden.</p> <p>Lack of provision for sheltered accommodation for the elderly, which was mentioned in the Parishes Village Vision document. The Housing Needs survey was carried out in 2011 and the Parish is due another one in 2017. The Parish has already fulfilled their obligations for social housing.</p>

<b>Planning Application No:</b>	TW/15/501954/FULL
<b>Proposal:</b>	<b>Conversion of redundant Oast House to single residential dwelling and construction of a detached garage</b>
<b>Location:</b>	Yew Tree Farm Oast Yew Tree Green Road Horsmonden Tonbridge Kent TN12 8HR
<b>Recommendation:</b>	Approval.
<b>Proposal:</b>	Cllr Stevens, seconded Cllr Isaacs. Unanimous.
<b>Comments:</b>	Appropriate development for a redundant agricultural building of its unique type.

<b>Planning Application No:</b>	TW/15/501955/LBC
<b>Proposal:</b>	<b>Listed building consent for conversion of redundant Oast House to single residential dwelling and construction of a detached garage</b>
<b>Location:</b>	Yew Tree Farm Oast Yew Tree Green Road Horsmonden Tonbridge Kent TN12 8HR
<b>Recommendation:</b>	Approval.
<b>Proposal:</b>	Cllr Isaacs, seconded Cllr Russell, unanimous.
<b>Comments:</b>	Approval, subject to the conservation architects approval.

<b>Planning Application No:</b>	TW/15/501947/FULL
<b>Proposal:</b>	<b>Proposed conversion of redundant barn no. 2, to a single residential dwelling and construction of a detached garage</b>
<b>Location:</b>	50M S Of Yew Tree Farmhouse Yew Tree Green Road Horsmonden Tonbridge Kent TN12 8HR
<b>Recommendation:</b>	Approval.
<b>Proposal:</b>	Cllr Russell, seconded Cllr Davis, unanimous.
<b>Comments:</b>	Approval. Reasonable conversion of a redundant agricultural building.

<b>Planning Application No:</b>	TW/15/501951/LBC
<b>Proposal:</b>	<b>Listed building consent for proposed conversion of redundant barn no. 2, to a single residential dwelling and construction of a detached garage</b>
<b>Location:</b>	50M S Of Yew Tree Farmhouse Yew Tree Green Road Horsmonden Tonbridge Kent TN12 8HR
<b>Recommendation:</b>	Approval.
<b>Proposal:</b>	Cllr Stevens, seconded Cllr Isaacs, unanimous.
<b>Comments:</b>	Approval, subject to the conservation architect's opinion.

<b>Planning Application No:</b>	TW/15/505155/FULL
<b>Proposal:</b>	<b>Creation of new access and drive. formation of pool building courtyard, relocation of wall by the stables and associated landscaping</b>
<b>Location:</b>	Rectory Park Rectory Park Road Horsmonden Tonbridge Kent TN12 8EH

<b>Recommendation:</b>	Approval.
<b>Proposal:</b>	Cllr Stevens, seconded Cllr Davis, unanimous.
<b>Comments:</b>	Acceptable landscaping and alterations.

  

<b>Planning Application No:</b>	TW/15/505158/LBC
<b>Proposal:</b>	<b>Creation of new access and drive. formation of pool building courtyard, relocation of wall by the stables and associated landscaping</b>
<b>Location:</b>	Rectory Park Rectory Park Road Horsmonden Tonbridge Kent TN12 8EH
<b>Recommendation:</b>	Approval.
<b>Proposal:</b>	Cllr Russell, seconded Cllr Isaacs, unanimous.
<b>Comments:</b>	Acceptable landscaping and alterations, subject to the conservation architect's approval.

  

<b>Planning Application No:</b>	TW/15/505405/LBC
<b>Proposal:</b>	<b>Listed building consent for changes to the existing consented works being revised treatment of West range windows, insertion of new windows on the North elevation, changes to kitchen area doors, removal of partition in bedroom 2, formation of new partition wall in attic storeroom, 2 No. rooflights for maintenance access, alterations to fireplace in ground floor room G2 and reinstatement of coloured glass to North elevation windows.</b>
<b>Location:</b>	Rectory Park Rectory Park Road Horsmonden Tonbridge Kent TN12 8EH
<b>Recommendation:</b>	Approval.
<b>Proposal:</b>	Cllr Russell, seconded Cllr Davis, unanimous.
<b>Comments:</b>	Approval, subject to the conservation architect's approval; with particular reference to drawing D07, which shows the ground floor door, on the north elevation, removed and replaced by a rectangular, square topped window, which is inconsistent with the note given on that drawing regarding the removal of the arched door (i.e. the 'arch' appears not to be retained on the drawings.)

  

<b>Planning Application No:</b>	TW/15/504550/FULL/RE4
<b>Proposal:</b>	<b>Demolition of existing service station and outbuildings, and erection of 6 No. detached dwellings with associated access, parking and landscaping</b>
<b>Location:</b>	Goudhurst Service Station Station Road Goudhurst Cranbrook Kent TN17 1HA
<b>Recommendation:</b>	No comment.
<b>Proposal:</b>	Cllr Davis, seconded Cllr Russell, unanimous.
<b>Comments:</b>	No comment, as not in Horsmonden Parish boundary.

#### 4.2 Applications granted and refused

No applications granted or refused reported. However the Clerk reported that TW/14/506514 – Land rear of Vine Cottages, Back lane, Horsmonden, had now been referred to the Planning inspectorate on Appeal.

#### 4.3 Other planning matters (discussion only)

The Clerk said that Paul Casey the Enforcement Officer was now looking into the pond at Bassett's Oast, Maidstone Road.

It was reported that the pond opposite Grovehurst Farmhouse, in Grovehurst Land, was being dug out and made a lot bigger with ground works to the south side of it on the green field site. It was requested that the Clerk report this to Paul Casey, the Enforcement officer to see if it was within planning requirements.

It was also reported that a 6ft tall close boarded fence had been erected at the property to the left hand side of the access road to the sewage works, in Grovehurst Lane. A trellis had been put on top of the fence which meant that it was between 7ft and 8ft high. The parish Council had not seen any planning in respect of this. Clerk to request that Paul Casey looks into this matter.

There being no further business, the meeting closed at 10.10pm.