

MINUTES OF HORSMONDEN PARISH COUNCIL
PLANNING MEETING HELD IN HORSMONDEN VILLAGE HALL, HORSMONDEN
AT 7.30 P.M. ON TUESDAY 24TH JANUARY 2017

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Present: Cllrs March, Holloway, Stevens, Isaacs, Russell, Davis, Jenkinson, Larkin and Richards

In attendance Lucy Noakes (Clerk) and 12 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

None

2. PUBLIC SESSION

Mr Lucas wished to speak on behalf of the residents of Gafford's Bridge Cottages. He felt that any development of the site would have a direct impact to the properties owing to increased flood risk, increased danger owing to traffic entering and exiting the site, impact on wildlife including protected species.

Mr Lucas said that he believes there were still misleading errors in the new FRA report, these being:

- 1) It implies that the flood risk is only from surface water runoff (the latest EA letter confirms that the field is impacted by fluvial flood water from S & N and the EA now consider the site to be reclassified as Flood Zone 3, so that the siting of a caravan on such a site would be against the NPPF, and recommend that permission is not granted.)
- 2) It suggests that the ramp to enter and exit the site would be built using spoil from within the site. This would be impossible to build using just soil or clay to support large vehicles and mobile homes entering the site. There is no detail on how this can be achieved.
- 3) The report suggests that Gafford's Bridge flooded in 2013 with sewage from public sewers located in Maidstone Road, however there are no public sewers located there.
- 4) It is suggested that Bewl Bridge reservoir will reduce flooding by storing and attenuating flow down stream, however the Upper and Lower Medway Drainage Board say this is not true.

Mr Lucas went on to stress that the **entire** field floods and that he has provided photographic evidence of this point. He also pointed out that he felt the EA, Upper & Lower Medway Drainage Board and KCC Highways as well as many local residents are not in favour of the development for many reasons, as posted on the TWBC website.

Mr Wheeler also asked to speak on this matter. He stated that in 2013 there were more properties flooded in the village of Collier street a mile up the road from the site in question, than there were in the whole of the Somerset levels.

Mr Wheeler pointed out that the many recent developments on this flood plain would increase any flood risk and severity as they contributed to a lack of ability to store and soak water away as well as increasing surface runoff. This, together with a projected sea level rise of 20 cm by 2040, together with climatic changes could also contribute to cause problems.

He also felt that the creation of the ramp for exit and entrance would cause lower soil levels within the site and exacerbate the situation.

Mr Wheeler pointed out that during a flood all the access roads are impassable to vehicles including ambulances. During recent floods like that in 2013, homes were evacuated with occupants having only been able to return 10 months. He said that of all the fields he knows this one was the most likely to flood.

Mr Wheeler quoted from the NPPF:

Policy INF1 – 'development should be guided away from areas at risk of flooding...'

Policy NRM3 – 'Inappropriate development should not be allocated in Zones 2 or 3 of the Floodplain... or where it would increase flood risk elsewhere.'

In Mr Wheeler's opinion the field should be left untouched.

3. PLANNING

Cllr March proposed from the chair that item TW/15/505597 be brought forward for discussion. This was seconded by Cllr Russell. Unanimous.

3.1 Applications/Submissions:

Planning Application No:	TW/15/505597/FULL
Proposal:	<u>Change of use of land for stationing of one mobile home, one touring caravan, one utility building and formation of a car park for one gypsy family.</u>
Location:	OS Plot 2952 Maidstone Road Horsmonden Tonbridge Kent
Recommendation:	Refusal
Proposal:	Cllr Davis, seconded Cllr Holloway. Unanimous

Comments:	<p>Recommended refusal, based on the more recent hydrological evidence.</p> <p>In addition to our previous comments (see below) the Council are aware that the Environment Agency are likely to reclassify the site to Flood Risk Zone 3, fluvial flooding, and this alone would be a major impediment to development of that site. This introduces a potential risk to life for any potential resident of the site, particularly in a mobile home.</p> <p>In addition, the Council have concerns over the viability of the ramp construction and the potential danger to traffic given the disadvantageous road geometry (pending the outcome of speed checks yet to be undertaken.)</p> <p>For reference the previous comments are given below and remain applicable. These have been substantiated by the Upper and Lower Medway Drainage Board, Environment Agency, and KCC Highways:</p> <p>'Rejection on the grounds that the site has a proven history of flooding and is unsuitable for any type of development. The development proposed increases the risk of flooding for neighbouring residences and agriculture and also constitutes a threat to wildlife and ecology; including protected species. There is a significant risk that flood water could be polluted by sewage, from this development. Even a mechanical sewerage system would not be suitable in this area of flooding. The access to the road from the site poses a danger as the site is lower than the level of the road and any ramp to ease access could potentially act as a dam. There is no provision in the submission to mitigate this effect. Owing to the density of traffic on that road, which is a 50 mph limit, accessing the road from an upward slope would constitute a danger. The council notes there is clear misinformation in the proposal:</p> <ul style="list-style-type: none"> - the proposal states there is already parking for four cars, but this is just an agricultural field - the council notes that the flood risk report is demonstrably incorrect.'
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Planning Application No:	TW/16/07870/FULL
Proposal:	<u>Conversion of outbuilding to residential dwelling</u>
Location:	Mount Easy Farmhouse School House Lane Horsmonden Tonbridge Kent TN12 8BT
Recommendation:	Approval.
Proposal:	Cllr Richards, seconded Cllr Russell. Unanimous
Comments:	Recommended Approval. A reasonable conversion.

Planning Application No:	TW/17/00115/FULL
Proposal:	<u>Removal of Condition 6 of Planning Permission TW/80/1269 (Outline - Agricultural dwelling (OS Plot 5143) - Agricultural occupancy condition</u>
Location:	Boundary Farm Marle Place Road Brenchley Tonbridge Kent TN12 7HS
Recommendation:	Approval.
Proposal:	Cllr Russell, seconded Cllr Jenkinson, unanimous
Comments:	Recommended Approval. The Parish Council accept the removal of the condition.

3.2 Applications granted and refused.

Applications Granted

TW/16/07243/LBC – Broadford House, Goudhurst Road, Horsmonden.

3.3 Other planning matters (discussion only – no decisions)

Bassett's Oast, Maidstone Road, was mentioned as it was noted that the stable to be removed was still present. Clerk to investigate with enforcement officer at TWBC.

A resident had enquired about the garages at Great Baiden, school house lane as apparently there appeared to be no permission for these to be built. Clerk to investigate with enforcement officer at TWBC.

The Mobile home at Banfields was mentioned as the enforcement officer should ensure that the premises are not being lived in during one month a year (February to March).

TWBC are continuing to discuss whether to carry on sending notices about planning matters to neighbouring properties.

Cllr March suggested that the clerk should send a link to the Village Vision statement to those developers who contact the PC and have an interest in property in the village, as the PC are unable to enter into discussions about what the village would like to see in the way of development at that stage in the planning process.

There being no further business, the meeting closed at 8.40pm