

**MINUTES OF HORSMONDEN PARISH COUNCIL MEETING**  
**HELD IN THE VILLAGE HALL at 7.30 P.M. ON MONDAY 4TH SEPTEMBER 2012**

**Present:** Cllr Davis (Acting Chair until 8.35pm)  
Councillors Stevens, Russell, Parker, and Jones. Cllr March arrived at 8.35pm and resumed the Chair.

**In attendance:** Lucy Noakes (Clerk)  
3 members of the public present for part of the meeting.

**Declarations of Interest:**

Declarations of pecuniary and non-pecuniary interests in accordance with the Code of Conduct were invited. Cllr Parker declared an interest in TW/12/02357/HOUSE and TW/12/02360 as the applicants were parents of friends of her children.

**1. APOLOGIES FOR ABSENCE**

Cllr McDermott (TWBC)  
Cllr Kerrigan (unwell)  
Cllr Cheesman (business)  
Cllr March – absent for the first part (another meeting)

**2. PUBLIC SESSION**

Mr Turnbull had requested to speak regarding his concerns for the Planning Appeal in respect of application TW/12/00866 at Manor Farm, Maidstone Road, Horsmonden. He expressed his concerns regarding the lean-to for chickens as it was already in use and whether any temporary permission had been granted to the applicant to enable him to use these facilities whilst the appeal took place. Mr Turnbull was also concerned about effluent at the site. Council members informed Mr Turnbull that any temporary consent would be on the TWBC planning portal and that they were unaware of any temporary consents in respect of this application.

It was proposed from the Chair that this point be brought forward for discussion from point 5.2 Report of Permissions Granted and Refused/Appeals lodged. Unanimous.

After a short discussion it was proposed by Cllr Parker that the Council write to the Planning Inspectorate to reiterate their original recommendation of refusal and confirm their original reasons for this as: Refusal on the grounds of overdevelopment for the size of the site and the environmental impact: the apparent lack of effluent treatment, the Nitrate Vulnerable Zone, the pollution of nearby water courses, the close proximity of nearby residential accommodation, the over intensification of the land and poaching of the weald clay, the visual impact on the surrounding countryside, the probability of vermin, noise and pollution. Also access and sightlines are not suitable for large vehicles. The Parish Council now add, if the Planning Inspectorate is minded to allow consent to this application, that they would wish to see stringent measures taken in respect of the effluent; to protect adjoining residential properties and water courses.

The Council would also wish to see a condition that the entrance be made to meet Kent Highways Services' standards.

This was seconded by Cllr Stevens and voted for unanimously by the Council.

Mr Speirs had also come to update the Council about the new website which he had been writing for them. Mr Speirs was able to give a demonstration of the new site which met Councillors approval. Following some administrative changes, Mr Speirs should shortly be able to put the new website live and take down the old site for the Council. It was suggested that the Clerk email Mr Speirs a pdf file of the Village Boundary map which could then be put on the site. The Council thanked Mr Speirs for all of his work with website.

### 3. MINUTES OF PREVIOUS MEETING

#### **Minutes of the Parish Council Meeting 9<sup>th</sup> July 2012. Minutes of the Planning Meetings of 24<sup>th</sup> July and 21<sup>st</sup> August 2012.**

It was proposed by Cllr Jones and seconded by Cllr Russell that the minutes of the Parish Council Meeting of 9<sup>th</sup> July 2012 be accepted as read and this motion was carried.

The Clerk presented minutes from the Planning and Administration meeting of 24<sup>th</sup> July 2012 and it was proposed by Cllr Stevens that these be accepted, seconded by Cllr Parker and carried.

It was proposed that the minutes of the Planning and Administration Meeting of 21<sup>st</sup> August be accepted as they were by Cllr Stevens and this was seconded by Cllr Russell and carried.

### 4. MATTERS ARISING

**Computers at the Social Club** – this is ongoing. Clerk to contact Mr Hughes to see if any progress has been made.

**First Registration of the Village Green** – Clerk still waiting to hear from Land Registry following the PC's application for First Registration.

**Projector System** – Clerk awaiting a quotation from the electrician to input the necessary electrics at the Village Hall. Cllr Davis proposed from the Chair, that if the quote was for less than £400 the Clerk go ahead and get the job done without further quotations or consultation with the Council, as the electrician is the same one which the Village Hall committee will be using for their lighting purposes, so is familiar with the Hall. Unanimous.

**Interview process for new councillor** – Interviews organised for 11<sup>th</sup> September 2012.

**Kent Lane Rental Scheme** – the Council had no comments to add to the consultation at present.

### 5. PLANNING

Planning Application No:	TW/12/02144/HOUSE
Proposal:	Single storey side extension and detached garage/home office. Minor internal alterations
Location:	Heath School House, Maidstone Road, Horsmonden, Tonbridge.
Recommendation:	Approval
Proposed:	Cllr Jones, seconded Cllr Stevens . Unanimous.
Comments:	Acceptance with a condition that the house and garage remain separated and are not linked in the future in anyway

Planning Application No:	TW/12/02295/FUL
Proposal:	Change of use of land from agricultural to residential equestrian and construction of stables to replace existing mobile loosebox
Location:	Gate House, Lamberhurst Road, Horsmonden
Recommendation:	Refusal
Proposed:	Cllr Davis, seconded Cllr Stevens, unanimous.
Comments:	Too large an increase in residential/equestrian curtilage; encroaching on the countryside. The area includes public footpath. The Council would suggest as an alternative, that the applicant reapply for the square area North East of the plot and that the stable be repositioned closer to the existing buildings. The Plans numbered 1288/11A submitted, show in the residential curtilage, buildings and extensions relevant to planning application TW/12/01270/FUL which has now been withdrawn.

Planning Application No:	TW/12/02357/HOUSE/EA1
Proposal:	Removal of existing gate posts and erection of new timber gate posts,

	timber 5-bar entrance gate and timber close boarded gate.
Location:	Tanyard House, Goudhurst Road, Horsmonden, Tonbridge
Recommendation:	Approval
Proposed:	Cllr Jones, seconded Cllr Davis, carried.
Comments:	Appropriate replacement gates. The Parish Council understands that the replacement of the garage windows is not included with this application.
Planning Application No:	TW/12/02360/LBC/EA1
Proposal:	Listed Building Consent: Removal of existing gate posts and erection of new timber gate posts, timber 5-bar entrance gate and timber close boarded gate.
Location:	Tanyard House, Goudhurst Road, Horsmonden, Tonbridge
Recommendation:	Approval.
Proposed:	Chair. Unanimous
Comments:	Acceptance subject to the conservation architect officers support
Planning Application No:	TW/12/02376/LBC/TA1
Proposal:	Listed Building Consent: Removal of internal partition wall. Reforming an internal wall to create an opening to install goods lift ( both walls to rear). Removal of a mezzanine wooden storage area. Sealing of loading bay door.
Location:	Heath Stores Grocers, The Heath Stores, The Heath , Horsmonden
Recommendation:	Approval
Proposed:	Cllr Stevens, seconded Cllr Davis. Unanimous.
Comments:	
Planning Application No:	TW/12/02157/HOUSE/LS1
Proposal:	Single storey extension with glazed link to rear of building, removal of no.2 porches and internal alterations.
Location:	The Coach House, Broadford, Goudhurst Road, Horsmonden
Recommendation:	Refusal.
Proposed:	Cllr Stevens, seconded Cllr Parker. Carried
Comments:	By cutting back into the bank on the West side, the effect will be detrimental to the landscaping of the area, by losing too many mature trees, and from a safety point of view, the development will put the trees on the bank, at risk. The proposed alterations to the Coach House are inappropriate, such as the glazed link.

## 5.2 **Report of Permissions Granted and Refused/Appeals lodged.**

Approved:

TW/12/01858/CEU – Grovehurst Farmhouse, Grovehurst Lane, Horsmonden

TW/12/01959/FUL – Parkfield, Grovehurst Lane, Horsmonden

Refused

TW/12/01814/HOUSE/ - 2 School House Cottages, School House Lane, Horsmonden, Tonbridge.

## 5.3 **Other Planning matters.**

### **Canbra, Lamberhurst Road**

Mr Hazelgrove from TWBC planning enforcement was looking into this matter on behalf of the Council.

### **Land Adjacent to 1 the Manwarings, Maidstone Road.**

Mr Hazelgrove from TWBC planning enforcement was looking into this matter on behalf of the Council.

**6. PARISH COUNCIL FINANCE**

**6.1 Parish Council Accounts to 3rd September 2012**

The Clerk presented a copy of the accounts up to and including 3<sup>rd</sup> September 2012 to the Council. It was proposed by Cllr Russell and seconded by Cllr Parker that the accounts be accepted by the Council. Unanimous.

**Horsmonden Parish Council Accounts as at 3rd September 2012**

	<b>Balances</b>
Current account b/fwd 09.07.2012	£ 3,406.56
Deposit account b/fwd 09.07.2012	£ 64,613.17
Interest received (Deposit Account)	

Item	Ref	Receipts	Payments
PEAT testing for VH and Institute	401094		£ 95.58
South East Water - supply to public conveniences	401095		£72.72
AV Partmaster - projector and parts	401096		£ 1,454.33
Legal services KCC - fees for June	401097		£ 72.00
Mrs L D Noakes - refund for postage	401098		£ 36.79
BT Payment for telephone services	D/D		£ 114.12
Bt Payment For internet services	D/D		£ 50.40
Mrs L D Noakes - salary for July	S/O		£ 665.75
Arrow Locks and Glass - new lock for toilets	401099		£ 75.00
Ready Call Horsmonden - donation	401100		£ 50.00
HM Revenue and Customs - Tax and NI L Noakes	401101		£ 10.69
Mr S Jones scavenging July	401102		£ 61.52
Mr C J Couchman - play area and clock July	401103		£ 100.60
Specialist Hygiene Services - cleaning loos July	401104		£ 178.71
Mrs L Noakes - August Salary	S/O		£ 665.75
Playsafety Ltd _ RoSPA report for play areas	401105		£ 79.20
KCC Legal services - July Legal fees	401106		£ 183.60
Specialist Hygiene services - cleaning loos Aug	401107		£ 178.71
Post Office Ltd - electricity for Public toilets	401108		£ 118.00
Post Office Ltd - electricity for VG box	401109		£ 36.00
LD Noakes - refund for postage stamps	401110		£ 50.00
Mr S Jones - scavenging for August	401111		£ 76.90
Mr C J Couchman - play area and clock Aug	401112		£ 100.60
HM Revenue and Customs - Tax and NI L Noakes	401113		£ 10.69
Hog roast profit plus mugs		£ 434.00	
Grant for Queens Jubilee from KCC		£ 500.00	
Mug money		£ 36.00	
Interest on Current account		£ 0.46	

Current Account as at 03.09.12	£ 1,839.36
Deposit Account as at 03.09.12	£ 62,613.17

**TOTAL BANK: £ 64,452.53**

**6.2 Quotation to raise boiler off the ground- Village Hall**

The Clerk had been in contact with a boiler man, but had not yet been able to obtain an exact quotation.

**6.3 Quotation for electricity works at Village Hall to allow installation of projector system.**

Already dealt with in Matters Arising .

**6.4 Alternative quotation for electricity supply for street lighting.**

The Clerk had been trying to obtain quotations for the street lighting supply and had been given a quotation of £1221.78 (NET) per annum from Eon, which was with no contract and only a months' notice on each side to end. The quotation from EDF had equated £1775.61 (NET) per annum, but this was only guaranteed if entering into a 3 year contract. The Clerk had been trying to get a quotation from UK Power Networks also but this had not yet come through. SSE had quoted £1286.56 (NET) per annum, for again a period of 12 months. It was proposed from the Chair that the quotation from EON be accepted and the supplier changed as soon as possible. Unanimous.

**7. HIGHWAYS AND GROUNDS MAINTENANCE**

**7.1 Highways issues**

Cllr Stevens made the following points:

The Hedge at Wisteria Cottage was obstructing the sightlines from the crossroads. Councillors to take a look at this and report back to the next meeting.

The hedge both sides of the road at Smallbridge Cottages, Smallbridge Lane, needed trimming back .

The bend warning sign on Churn lane could not be seen before hand.

It was also reported:

There was a pothole in the road on Grovehurst Lane, adjacent to the iron cover in the road, opposite North Lodge.

**8. ADMINISTRATION/**

**8.1 Horsefair - Village Green booking**

The Clerk had now received all documentation required including a deposit cheque for £250.

Cllr March understood that the field in Furnace Lane was to be used again for parking and that the gypsies had organised their own portaloos for the event.

Cllr Stevens proposed acceptance for the event to go ahead, seconded by Cllr Davis, unanimous.

**8.2 VG booking form for Cycle race on 5<sup>th</sup> May 2013.**

Mrs Stewart had filled in a booking form asking to hold another charitable cycle race on 5<sup>th</sup> May 2013.

There was a short discussion regarding other possible village events which could clash with this booking, however, as no other forms had been received and the Council had no indication of dates for a village event, this could not be taken into consideration.

It was proposed from the Chair that Mrs Stewart be allowed to book the Green for the charitable cycle race on this day, providing all necessary documentation is received by the Clerk, as requested. Unanimous.

**8.3 Public conveniences**

The Clerk had passed on Mr Bell's information about the state of repair of the toilets. It was considered that a full condition report was not necessary as it would provide very much the same sort of information which Mr. Bell had already provided. This was proposed by Cllr Davis, seconded by Cllr Stevens and voted for unanimously.

Mr Bell had suggested that the Council use BBS Group in Lamberhurst as their CDM (Construction, Design and Management) coordinator for a sum of £300 plus VAT, as this was a very competitive quotation. It was proposed by Cllr Stevens and seconded by Cllr Parker that this advice be followed by the Council. Unanimous.

It was suggested that the Clerk ask Mr Bell if the RADAR locking system for disabled users can be added at a later date, as the Council was undecided about this matter at present.

Clerk to ask Dukes to clear the side area area as well as the front of the public toilets, so that Mr Bell can access these areas to further ascertain the condition of the building.

#### **8.4 Sports Club lease and plan.**

The Clerk had asked the Solicitors at KCC to produce a shortened and simplified version of the lease as it was felt that the previous ones were inappropriate for the purposes. The solicitors had approached the Land Registry to see if they could amend their records to show the true extent of the land ownership on the Southern boundary.

#### **8.5 Play area –RoSPA report**

The Clerk had received a full report form RoSPA on the Parish play area and they had also incorporated a report on the whole of Locket Green without having been asked to do so. The extra cost to the Council was £3 for the report on Locket Green, therefore the Council felt they were able to meet the extra cost on this occasion, in return for the Kindergarten allowing them to put their signs up on the building. It was however suggested that the Clerk make it clear that the Council were not taking responsibility for the safety of equipment on Locket Green by doing this.

Clerk to provide a copy of the RoSPA report to the Kindergarten Trust.

Several minor areas of concern had been raised during the report. These were: wear and tear on rope ladder – clerk to order a replacement ladder; caps missing off bolts underneath swig seats - Clerk to give some more caps to Mr Couchman, and gate springs needing further adjustment – Cllr Stevens to look at this.

#### **8.6 Community Gardening Scheme. (Area outside Social Club and War memorial, Public conveniences, planters)**

Cllr Parker had come across this idea which was used in Battle and involved community groups taking responsibility for a small area or a planter, which they attend to for the village. The Council considered that this was a very good idea and would like to pursue the idea. Cllr Parker offered to head the project and contact village groups to see if they would like to be involved.

Mr Kellas had contacted the Clerk to see if the Social club could receive a donation of £60 from the Council towards buying some plants to put in the garden area at the front of the Social Club and around the War memorial. Members of the Club had been maintaining the garden area here for a while. It was proposed from the Chair and voted for unanimously that the Council donate £60 to this cause.

#### **8.7 Clarification on procedures during meetings and Clerk's minute taking.**

It was suggested that this be left until the next meeting as Cllr Kerrigan had requested this clarification and was not able to be present.

### **CORRESPONDENCE/UPDATES**

#### **9.1 Kent County Council – The Definitive Map and Statement of Public Rights of Way in Kent (www.kent.gov.uk/prowconsultations– comments by 10<sup>th</sup> October 2012)**

It was suggested that all members have a look at the link and bring back any comments they may have to the meeting on 1<sup>st</sup> October.

#### **9.2 Kent County Council – Community Transport Fund.**

Clerk to copy and send to Ready Call and Village Vision members.

#### **9.3 Chairman's update**

Cllr March mentioned the Sports Achievement Awards. This should be copied and sent to the Tennis and Sports Clubs.

It is National Road Safety Awareness Week between 19<sup>th</sup> and 25<sup>th</sup> November – Clerk to let the school and Kindergarten know in case they wish to take part. If so they can contact Caroline Derrick at TWBC.

#### **9.4 Actions with Communities in Rural Kent – 89<sup>th</sup> Annual Meeting – Thursday 13<sup>th</sup> September, Elham VH at 5.30pm**

No one able to attend this time. Clerk to ask for a written report on this.

#### **9.5 Tudeley Woods Nature Reserve – wildlife conservation Work Party on 12<sup>th</sup> September 2012**

Clerk to publicise this in the Parish notice boards.

The meeting closed at 10.50pm

**Please note that meeting schedules are subject to change, you should therefore always check the Parish Council notice board before attending a meeting. All members of the Public and press are welcome to attend all Parish Council meetings; however, if you wish to speak in the Public session it is important that you notify the Clerk beforehand.**

**Forthcoming Meetings:**

Planning Committee Meeting – 17<sup>th</sup> September 2012

Parish Council Meeting – 1<sup>st</sup> October 2012

Planning Committee meeting – 16<sup>th</sup> October 2012

Parish Council Meeting - 12<sup>th</sup> November 2012

Planning Committee Meeting – 27<sup>th</sup> November 2012

Parish Council Meeting – 3<sup>rd</sup> December 2012

Finance Committee meeting – 10<sup>th</sup> December 2012