

MINUTES OF HORSMONDEN PARISH COUNCIL
PLANNING MEETING HELD IN HORSMONDEN VILLAGE HALL, HORSMONDEN
AT 7.30 P.M. ON 22nd OCTOBER 2014

Present: Cllr March (Chair), Cllrs Isaacs, Stevens, Stanton, Russell, Lawrence and Hughes.

In attendance: Clerk (Lucy Noakes), 2 members of the public present.

Declarations of Interest: Declarations of pecuniary and non-pecuniary interests in accordance with the Code of Conduct were invited. Cllr Hughes declared a non pecuniary interest in item TW/14/503795 and TW/14/503797, as a neighbour to the applicant and did not take part in the discussion or voting on this matter.

1. APOLOGIES FOR ABSENCE

Cllr Davis – away.

2. PUBLIC SESSION

Mr Barnett had requested to speak in the public session regarding application TW/14/503573/LDCEX Buildings and Land Adjacent to Quince Cottage. Mr Barnett is a neighbour to the applicant and disagreed with the proposal for several reasons. He believes that the business is run as a joinery workshop at present, and is not therefore a general industrial unit needing permission under planning category B2. The current small equipment is already very noisy and is sometimes used outside the hours permitted under the original planning permission and at weekends. Mr Barnett was concerned that if the unit was re-categorised as B2, this would allow even noisier equipment to be used. Mr Barnett pointed out that under Core policy 14.6 of the Tunbridge wells Plan, it was stated “ **the countryside will be protected for its own sake and a policy of restraint will operate in order to maintain the landscape character and quality of the countryside**” and under core policy 14.7 it was stated; “ **The interrelationship between natural and built features of the landscape will be preserved, enhanced and, where necessary, restored, this being the principal determinant of the character of local areas. He therefore felt that** It therefore follows that B2 General Industrial usage is not appropriate for a residential and rural environment with houses and dwellings so close to the site.

Mr Barnett also went on to point out that the unit is reached by mean of a very narrow track which allowed limited access only. He did not think this was suitable for any larger vehicles, which might be the case if B2 permission was granted.

Mr Barnett finished by saying that the site had no waste disposal provision, no mains drainage to support a larger industrial unit and was in an Area of Outstanding Natural Beauty.

3. PLANNING

3.1 Applications/Submissions:

Planning Application No:	TW/14/503573/LDCEX
Proposal:	Lawful Development Certificate (Existing) - Occupancy and use of buildings and land for a Class B2 use
Location:	Buildings And Land Adjacent To Quince Cottage School House Lane Horsmonden Tonbridge Kent TN12 8BJ
Recommendation:	Refusal
Proposal:	Cllr Lawrence, seconded Cllr Hughes. Unanimous.
Comments:	Rejected on the grounds that the council considers that it is not used as B2 Industrial. The company currently produces bespoke joinery in general. Whilst there is evidence of some heavy industrial machinery outside, there is no evidence that this has been in use consistently since the original permission was granted in 1988, therefore the Council believe the property is not used on a B2 basis and that it is light industry as a bespoke joinery workshop. If the planning officer is minded to approve the application, then the PC would wish a restriction to be placed on hours of operation and use to be restricted to a joinery workshop, with use of machinery inside only, to protect the rural characteristics and amenity of neighbours, as set out in the core policy 14.6 “ the countryside will be protected for its own sake and a policy of restraint will operate in order to maintain the landscape character and quality of the countryside ”

Planning Application No:	TW/ 14/502720/FULL
Proposal:	Erection of garage and office block
Location:	Park Lodge Brick Kiln Lane Horsmonden Tonbridge Kent TN12 8ER
Recommendation:	Refusal
Proposal:	Cllr Stanton, seconded Cllr Stevens. Unanimous.
Comments:	Rejection on grounds of excessive size which is overpowering to the main house and would be detrimental to the rural environment, by its scale. The proposed building appears too residential in its design. The siting of the garage is further away from the house than the PC would deem appropriate. Screening of another building is not justification for siting or scale of the proposed building.

Planning Application No:	TW/ 14/503795/FULL
Proposal:	Single Storey extension to south elevation; Removal of garden shed and construction of new out-building comprising of garage/garden store; External alterations to East elevation
Location:	The Granary Grovehurst Farm Grovehurst Lane Horsmonden Tonbridge Kent TN12 8BP
Recommendation:	Approval
Proposal:	Cllr Lawrence, seconded Cllr Russell. Carried.
Comments:	The application is a suitable extension to an existing building.

Planning Application No:	TW/14/503797/LBC
Proposal:	Listed Building Consent - Single storey extension to south elevation; Removal of garden shed and construct new out building comprising of Garage/Garden store; External alterations to east elevation
Location:	The Granary Grovehurst Farm Grovehurst Lane Horsmonden Tonbridge Kent TN12 8BP
Recommendation:	Approval
Proposal:	Cllr Lawrence, seconded Cllr Russell. carried
Comments:	Approval subject to the conservation architects approval.

Planning Application No:	TW/14/502679/FULL
Proposal:	Extension of existing concrete apron; erection of 20m x 10m storage barn and erection of 60m x 25m riding arena; Installation of Klargesta treatment plant
Location:	Broadford Stables Goudhurst Road Horsmonden Tonbridge Kent
Recommendation:	Refusal.
Proposal:	Cllr Isaacs, seconded Cllr Lawrence. Unanimous.
Comments:	Overdevelopment in a rural area and detrimental to the character of the surrounding area due to the excessive size of the proposal of the development. The PC sees no justification for a klargesta treatment plant.

Planning Application No:	TW/14/504006/FULL
Proposal:	Proposed two storey rear extension
Location:	Bramley Cottage Back Lane Horsmonden Tonbridge Kent TN12 8NH
Recommendation:	Approval
Proposal:	Cllr Stevens, seconded Cllr Russell, unanimous.
Comments:	Suitable moderate extension to the existing house.

Cllr March proposed that item 4 be brought forward as Cllr Lawrence needed to leave the meeting to make preparations for the following day and wished to be included in the discussions under item 4. Unanimous.

4. Plans for the Institute Building

The Clerk had received a document form members of the club setting out plans for the changes to the areas in front of the building. Some of the proposals appeared to be acceptable to all members, whilst others were noted to be unacceptable to some members of the club. Bearing in mind that club members did not seem united in their wishes at present, it was suggested that the Council should not take any actions until they had had chance to discuss further with club members. Clerk to email club members to let them know that Council members would welcome the opportunity to examine and discuss the proposals after the ceremony on 9th November, with members of the club committee.

Cllr Lawrence left the meeting at 9.35pm.

Planning Application No:	TW/14/504183/FULL
Proposal:	Proposed solar pv array to be installed on existing farm buildings.
Location:	Hayle Farm Hop Picking Shed Marle Place Road Horsmonden Tonbridge Kent
Recommendation:	Approval
Proposal:	Cllr Hughes, seconded Cllr Russell, unanimous.
Comments:	Suitable and environmentally sound development.

3.2 Reports of Applications Granted and Refused

None.

3.3 Update on planning applications which are pending.

The clerk had received an update on various cases pending, however there were no significant decisions to report.

5. Village Hall Car parking plans

The Clerk had received further correspondence from Mr Hammond who owns the land adjacent to the Village Hall. The Clerk to let Mr Hammond know that the Council are unable to comment on his proposal for 2 units on his land, until the plans have been submitted to TWBC and are sent to them for comment. Clerk to report to Mr Hammond know that the council could not consider allowing one of the spaces in front of the hall to be taken up by his proposals as there was already a shortage of parking in this area and the Hall was constantly in use.

They will however give consideration to his proposal for an electric charging point in the future should a suitable location arise.

6. Other planning matters (Discussion only)

None.

There being no further business, the meeting closed at 9.45pm.