

**MINUTES OF HORSMONDEN PARISH COUNCIL**  
**PLANNING MEETING HELD AT THE VILLAGE HALL, HORSMONDEN**  
**AT 7.30 P.M. ON TUESDAY 21 MAY, 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 (Outgoing and Incoming-Chair), (Incoming Vice-Chair) Davis, Jenkinson, March, Russell, Sheppard and Stevens

**In attendance:** Jackie Stanton (Assistant Clerk)  
6 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 Larkin. It was proposed by Cllr March that Cllr Larkin's reasons for absence be accepted by the meeting; seconded Cllr Sheppard. Unanimous.

**2. ELECTION OF PLANNING COMMITTEE CHAIRPERSON**

In addition to the post of Chair, the Committee considered if a Vice-Chair was also required. It was proposed by Cllr March that a Vice-Chair was required; seconded Cllr Russell. Carried.

The Assistant-Clerk circulated papers for each Councillor to record their first and second choice for Chair and Vice-Chair for the forthcoming year. For the position of Chair: 7 votes for Cllr Richards. For the position of Vice-Chair: 5 votes for Cllr Davis; 1 vote for Cllr Sheppard; 1 no vote.

Cllr Richards accepted the election as Chair and Cllr Davis accepted the election of Vice-Chair.

**3. PUBLIC SESSION**

There were six members of the public at the meeting.

One member of the public spoke about the development at Gibbet Lane raising objections on behalf of the residents of Gibbet Lane, highlighting that none of the previous objections had been addressed, as well as road safety and local services. Further objections included concern over extra traffic, blind exits from the site, double yellow lines and the lack of plans for infrastructure. There were also objections to the size of the development, the source of domestic energy which had not been addressed and issues over parking, water pressure, waste water and pumping. There was a need for their objections to be taken seriously.

4. **PLANNING**  
 4.1 **Applications/Submissions:**

<b>Planning Application No:</b>	18/01976/FULL
<b>Proposal:</b>	<a href="https://twbcpa.midkent.gov.uk/online-applications/simpleSearchResults.do?action=firstPage">https://twbcpa.midkent.gov.uk/online-applications/simpleSearchResults.do?action=firstPage</a> Redevelopment of land to provide 49 dwellings including 35% affordable housing and involving creation of access and widening of highway on Gibbet Lane, associated landscaping, residents and visitor car parking and creation of natural area for play incorporating attenuation pond.
<b>Location:</b>	Land at Gibbet Lane and Furnace Lane, Horsmonden, Tonbridge, Kent
<b>Recommendation:</b>	Refusal
<b>Proposal:</b>	Cllr Russell; seconded Cllr Davis. Unanimous
<b>Comments:</b>	<p>Recommend refusal. The Council stands by its comments made previously and in addition make comment on the revised plans as follows:</p> <ol style="list-style-type: none"> <li>1. Road safety and traffic issues in Furnace Lane have not been addressed suitably;</li> <li>2. The proposed one-way priority system could potentially lead to a build-up of traffic and queuing;</li> <li>3. The double yellow lines are out of character in a rural village and unenforceable and is an empty gesture and are not within the developer's red building line;</li> <li>4. Parking allocation is more suitable for an urban, rather than a rural, setting;</li> <li>5. The problems with pedestrian safety at the Maidstone Road end of Gibbet Lane have not been addressed;</li> <li>6. The swept path on the main access onto Gibbet Lane is not sufficient for vehicles larger than the standard dust cart and relies upon parking enforcement;</li> <li>7. Issues regarding sustainability, e.g. the means of heating the development and the adequacy of the water supply pressure, have not been addressed. The Council has its own Sustainability Policy which the developer would be expected to follow.</li> </ol>

<b>Planning Application No:</b>	19/01007/FULL
<b>Proposal:</b>	<b><u>Proposed new timber garage</u></b>
<b>Location:</b>	Highlands Farm Cottage, Marle Place Road, Horsmonden, Tonbridge, Kent TN12 8DS
<b>Recommendation:</b>	Acceptance
<b>Proposal:</b>	Cllr Stevens; seconded Cllr Davis; unanimous
<b>Comments:</b>	Recommend acceptance as a suitable building in the countryside but it should be in accordance with the Horsmonden Parish Council Sustainability Policy.

<b>Planning Application No:</b>	19/00435/FULL
<b>Proposal:</b>	<b><u>Partial rebuild of existing outbuilding to create annex/holiday let accommodation. Retention of existing space as ancillary storage to main house</u></b>
<b>Location:</b>	Bassetts Oast, Maidstone Road, Horsmonden, Tonbridge, TN12 8HQ
<b>Recommendation:</b>	Acceptance
<b>Proposal:</b>	Cllr March; seconded Cllr Sheppard; carried
<b>Comments:</b>	Recommend acceptance as long as it is linked to the main farm house and that it adheres to the Horsmonden Parish Council Sustainability Policy.

#### 4.2 Applications granted and refused.

##### **Applications granted:**

19/00006/FULL – Quince Cottage, School House Lane Horsmonden

19/00279/FULL – Evergood Rest, Brick Kiln Lane, Horsmonden

##### **Applications Refused:**

Appeal Decisions: APP/M2270/W/18/3204482, APP/M2270/Y/18/3204478 – Woodpeckers, Castlemain Oast, Maidstone Road, Horsmonden

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

The Committee voiced its disappointment that the Council no longer appears to receive paper plans for developments of more than five dwellings.

There was discussion regarding the importance of security on development sites. It was suggested that developers should be expected to ensure security on their sites, including any existing or old farm buildings, as well as prior to any works taking place. This should be considered under conditions for a development from TWBC or the Environment Agency.

A Tree Preservation Order (No. 0006/2019/TPO) had been made for an oak at Quince Cottage, School House Lane, Horsmonden.

An application had been made for a Lawful Development Certificate (Existing) (No. 19/01028/LDEX) Land to the west of The Cottage used as a residential garden area for a period exceeding 10 years.

**There being no further business, the meeting closed at 8:57pm**