

MINUTES OF HORSMONDEN PARISH COUNCIL
PLANNING AND ADMINISTRATION MEETING HELD IN THE VILLAGE HALL
AT 7.30 P.M. ON 16TH APRIL 2012

Present: Cllr. Clemson (Vice Chair & Chair of Planning) & Cllr March (Chair)
Cllrs. March, Cheesman, Hughes, Holloway, Robins and Fletcher.

In attendance: 5 members of the public present

Declarations of Interest: Declarations of pecuniary and non-pecuniary interests in accordance with the Code of Conduct were invited.

1. APOLOGIES FOR ABSENCE

Cllr Stevens (Ploughing match meeting)
Cllr Parker (Away)

2. PUBLIC SESSION

Mr and Mrs Stevens of Poplars Farm, Churn Lane had asked the Clerk to read aloud an email objecting to the planning application for Manor Farm, based on the potential damage to the Wealden clay leading to poaching of the soil and the fact that the land is in a Nitrate Vulnerable Zone. Mr and Mrs Stevens felt that pollution could end up in nearby water courses.

Mrs Dadley had asked to speak. She objected to the planning application at Manor Farm based on the fact that it was too intensive, too close to residential properties, the potential smell, pollution and vermin from the site, the visual impact on the surrounding country side, and the size of the development.

Mr Aindow also objected owing to the potential smell and pollution, the over intensification of the site and the fact that the new building would be much taller and bigger than any development previously on the site.

3. PLANNING

3.1 Applications/Submissions:

It was proposed by the Chair that the Manor farm application be dealt with first as most to the public present had come to listen and comment on that particular item on the agenda. Unanimous.

Cllr Cheesman commented at this point that DEFRA would assess if the size of the building and number of animals was suitable .

Cllr Hughes said that he felt that size of the buildings constituted overdevelopment of the site. He was concerned about the environmental impact and saw the mix of animals as unrealistic.

Planning Application No:	TW/12/00866/FUL 12/00866/FUL Livestock building, office and store Manor Farm Maidstone Road Horsmonden Tonbridge Kent TN12 8HA
Proposal:	Livestock building, office and store
Location:	Manor Farm Maidstone Road Horsmonden Tonbridge Kent
Recommendation:	Refusal
Proposal:	Chair. Unanimous.
Comments:	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.

It was suggested that the application should be called in to the Eastern Area Planning Committee for a decision based on environmental grounds. This was proposed from the Chair. Unanimous. Cllr March will call in the application as Borough Councillor.

Planning Application No:	TW/12/00917/HOUSE/GM212/00917/HOUSE Alterations to patio and garden areas; Fenestration alterations The Barn Haymans Hill Horsmonden Tonbridge Kent TN12 8BX
Proposal:	Alterations to patio and garden areas; fenestration alterations
Location:	The Barn, Hayman's Hill, Horsmonden, Tonbridge
Recommendation:	Approval
Proposal:	Cllr Robins, seconded Cllr Holloway, unanimous
Comments:	Satisfactory modifications and a suitable patio.

Planning Application No:	TW/12/00918/LBC/GM212/00918/LBC Listed Building Consent - Alterations to patio and garden areas; Fenestration alterations The Barn Haymans Hill Horsmonden Tonbridge Kent TN12 8BX
Proposal:	Listed Building Consent – Alterations to patio and garden areas; fenestration alterations.
Location:	The Barn, Hayman's Hill, Horsmonden, Tonbridge
Recommendation:	Approval
Proposal:	Cllr Robins, seconded Cllr March, unanimous.
Comments:	Subject to the Conservation architects approval of the type of materials being suitable

3.2 Reports of Applications Granted and Refused

Applications Granted

TW/12/00367/HOUSE – The Oast, Smalls farm, School House Lane, Horsmonden

TW/12/00368/LBC– The Oast, Smalls farm, School House Lane, Horsmonden

Applications refused

None

Application Withdrawn

TW/12/00428/LBC – The Granary, Swigs Hole farm, Maidstone Road, Horsmonden

3.3 Other planning matters

TW/11/03574/FUL/TA1 - Barn 30 m S of Yew tree Farmhouse, Yew Tree Green Road, Horsmonden.

Following the further amendments to this planning application, the Parish Council discussed this matter again and proposed the following:

Planning Application No:	TW/11/03574/FUL/TA1
Proposal:	Revised Application.
Location:	Barn 30 m S of Yew tree Farmhouse, Yew Tree Green Road, Horsmonden.
Recommendation:	Refusal.
Proposal:	Cllr Hughes, seconded Cllr Robins, carried.
Comments:	Insufficient information regarding sightlines. The location of the driveway would provide insufficient sightlines especially to the east.

It was also proposed from the Chair that this application be called in to the Eastern Area Planning Committee in order to reassess the access and sightlines. Carried. Cllr March to deal with the call-in.

It was proposed by Cllr Hughes at this point in the meeting that as the meeting had been called as a 'full Council' meeting rather than a 'planning meeting', the first half of the meeting should be dealt with as a planning meeting and Chaired by Cllr Clemson as Chair of the Planning Committee and that the second half of the meeting, from item 4 on the agenda, should be dealt with as a full meeting of the Council and chaired by Cllr March. This was seconded by Cllr Fletcher. Unanimous.

4. The Queens Diamond Jubilee celebration preparations

Cllr March reported that the Church were not now going to hold a service on the Sunday, and the Silver band would not be playing.

Denise Bignell was trying to get someone to print off a booklet to go inside the Parish News advertising the whole event.

Cllr March also mentioned the night time security which would be expensive. Cllr Fletcher offered to help with this by staying overnight in the marquee. Cllr Stevens is organising the security.

The events organised so far are to run as follows:

Friday - Jubilee Farmers market 9am – 12 pm. The Primary school children were going to be involved, with year 5 providing a special jubilee tea for the over 60's and year 6's interviewing the over 60's about their memories on food and farming. The Over 60's will be given a ration book to spend at the farmers market. Horsmonden Kindergarten will cover the jubilee refreshments stall at the market.

Saturday – Jubilee Ball in the evening, tickets are for sale at the primary school at £45 each. Each table will have a theme.

Sunday – Family day commencing at 1.30pm. The Women's Institute will be providing cream teas from 2.30pm til 4.30pm. The children's magician will be from 2.30pm until 3pm. There will be stalls and entertainment until 4.30pm

Monday – Music from Warwick Lowe's band at around 8.30pm on the Green for approximately 2 hours. Hopefully another band will play afterwards. Anthony Hacker is preparing the Hog Roast and Cook are donating salads. At about 10.30pm the Beacon will be lit (the exact time will depend on when we are asked to light it). Robert Barr is organising the installation and lighting of the beacon.

5. Renewal of the Sports Club lease

The Clerk had been liaising with KCC Legal about the next steps involved in producing a new lease for the Sports Club and explained these to Council members.

It was proposed from the Chair that the PC use the existing plan produced by Cllr Robins with land registry numbers overlaid for use as the Land Registry Compliant Plan. Unanimous.

It was proposed by the Chair that the PC allow the lease to run as a periodic tenancy rather than providing a tenancy at will, which would cost considerably more money. Unanimous.

6. Request to book the Village Green for a regular Fitness class on a Saturday morning

A member of the public had requested to book the Village Green for a regular exercise class on Saturday mornings. The Council were concerned about the possible parking of cars around the Green, which may take up parking spaces which are needed for those using the local shops. Alternatively, the class could create more business for the local shops. The point was made that local clubs may also wish to book the Green on a Saturday morning and it was therefore suggested that if the exercise class was allowed to go ahead, it would have to share use of the Green with other local societies who may book the Green.

It was proposed from the Chair that permission be given to book the Green for this use for a trial period of 6 weeks. The exercise class would not be able to have the Green on the Jubilee weekend and must take into account other village events on the Green, as well as the fact that members of the public can still use the Green, if they wish, for football, dog walking etc. Parking for those attending must not take place around the south side of the Green, near to the shops. There must not be any accompanying music as the Council does not have a licence for this. A deposit of £50 would be required for this event.

There being no further business, the meeting closed at 9.12 pm.