

MINUTES OF HORSMONDEN PARISH COUNCIL
PLANNING MEETING HELD IN HORSMONDEN VILLAGE HALL, HORSMONDEN
AT 7.30 P.M. ON 18th MARCH 2015

Present: Cllr Davis (Acting Chair), Cllrs Isaacs, Stevens, Russell, Stanton, Hughes and Cllr March (arrived 7.50pm)

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, none were recorded.

1. APOLOGIES FOR ABSENCE

Cllr March – at a TWBC meeting. It was proposed from the Chair that this reason be accepted. Unanimous.

Cllr Lawrence – at a work related meeting. It was proposed from the Chair that this reason be accepted. Unanimous.

2. PUBLIC SESSION

Simon McKay had requested to speak regarding application TW/15/501293 – Baycote House, on behalf of his clients Mr and Mrs Wilson.

Mr McKay explained that the large pool house was currently empty and that Baycote house has existing access off the road and parking. The plan would not involve any changes within the conservation area and the entrance to the new property would be via the existing access to Baycote House. The roof of the pool house would be replaced; however the ridge height would still remain 700mm below that of the adjoining property (Tadley Nook). The windows had been carefully planned so that there would be no overlooking of adjoining properties.

Mr McKay went on to say that current planning laws would allow the pool house to be converted to an annexe without any further permission, however permission was sought as the owners would prefer to convert it to a separate dwelling.

3. PLANNING

3.1 Applications/Submissions:

Planning Application No:	TW/ 15/501293/FULL
Proposal:	Alterations, extension and replacement of existing roof to facilitate the change of use of existing pool house building to a separate residential dwelling. Alterations to existing access and provision of parking to the front of existing property
Location:	Baycote House Back Lane Horsmonden Tonbridge Kent TN12 8LH
Recommendation:	Approval
Proposal:	Cllr Stevens, seconded Cllr Hughes, unanimous
Comments:	Approval. Acceptable conversion of an existing building.

Planning Application No:	TW/ 15/501325/FULL
Proposal:	Variation of Condition 2 of TW/13/03325/FULL (Demolition of garage and erection of new detached dwelling, access and parking) - To allow implementation of revised plans relating to new fence line, small plant room extension and kerb splays and access width
Location:	Boundary Cottage Maidstone Road Horsmonden Tonbridge Kent TN12 8NE
Recommendation:	Approval.
Proposal:	Cllr Russell, seconded Cllr March. Unanimous
Comments:	Approval. Reasonable variations to the originally approved plans.

Planning Application No:	TW/ 15/500566/FULL
Proposal:	Two storey end extension and vehicle access.
Location:	18 Gibbet Lane Horsmonden Tonbridge Kent TN12 8NA
Recommendation:	Refusal
Proposal:	Cllr Hughes, seconded Cllr Stanton. Unanimous.
Comments:	Refusal. The PC have no objection to the proposed extension, but believe the access is neither safe or practicable.

Planning Application No:	TW/ 15/501658/FULL
Proposal:	Demolition of existing detached garage/playroom. Erection of two storey side and rear extension with alterations to the existing dwelling. Alteration to the existing access with hard/soft landscaping.
Location:	Poplars Lodge Churn Lane Horsmonden Tonbridge Kent TN12 8HW
Recommendation:	Refusal
Proposal:	Cllr March , seconded Cllr Stanton. Carried.
Comments:	Refusal on the grounds that the extension is too large and imposing in the context of a rural setting, especially close to a farmstead.

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Planning Application No:	TW/14/504872/FULL
Proposal:	Erection of greenhouse
Location:	Woodpeckers Castlemaine Oast Maidstone Road Horsmonden Tonbridge Kent TN12 8HB
Recommendation:	Approval
Proposal:	Cllr Stevens, seconded Cllr Russell. Unanimous.
Comments:	Approval. Suitable greenhouse

Planning Application No:	TW/15/501780/LBC
Proposal:	Listed Building Consent - External improvements of existing 1940's brick built flat roof extension on south elevation and internal alterations within
Location:	Bassett's Maidstone Road Horsmonden Tonbridge Kent TN12 8HQ
Recommendation:	Approval.
Proposal:	Cllr Isaacs, seconded Cllr Stevens. Unanimous.
Comments:	Approval. Improvement to a listed building, subject to the conservation architect's approval.

3.2 Applications granted and refused

Applications granted:

TW/14/506402/FULL – 2 Lapwing cottages, Marle Place Road, Horsmonden

TW/14/506226/FULL – The Forge, Broadford Oast, Goudhurst Road, Horsmonden

Applications refused:

TW/14/506514/FULL – Land Rear of Vine Cottages, Back Lane, Horsmonden

Applications Withdrawn:

TW/14/506235/FULL – Grovehurst Farmhouse, Grovehurst Lane, Horsmonden

3.3 Other planning matters (discussion only)

It was announced that the planners who were looking at the old Basset's farm site on the Goudhurst Road, were planning to hold an exhibition in the Village Hall in April.

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