

**MINUTES OF HORSMONDEN PARISH COUNCIL**  
**PLANNING MEETING HELD IN HORSMONDEN VILLAGE HALL, HORSMONDEN**  
**AT 8.00 P.M. ON 9TH FEBRUARY 2015**

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

**In attendance:** Clerk (Lucy Noakes), 4 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. Cllr Stevens declared that he had received a letter from a TWBC planning officer regarding applications TW/14/506572/FULL and TW/14/506576/LBC; however, he did not consider that this would alter his judgement or decision on this matter in any way.

**1. APOLOGIES FOR ABSENCE**

None.

Cllr Davis announced that he would need to leave the meeting at 9pm to attend an alternative engagement.

**2. PUBLIC SESSION**

Mr Duncan, from Lambert and Foster had requested to speak, acting as agent on behalf of the applicants for TW/14/506572 & TW/14/506576/LBC.

He explained that the plans were to split the farmhouse into two dwellings in order to make it into two, more practical sized dwellings. The plans also made use of old farm buildings which would otherwise fall into disrepair, by converting them into dwellings, units for business and holiday lets. Mr Duncan explained that the proposed campsite would be for seasonal use only, as it was located in a flood zone and would include 10 'hook up' points for touring caravan/camper vans. There would also be an area for tent camping. There was no hard standing planned for the campsite.

Following questions from the council, Mr Duncan clarified the following points:

- Solar panels could be used on the hopper huts; however the use of solar panels had been restricted by TWBC on the more traditional buildings. The plans therefore allowed for a separate new building which could house a bio mass boiler or heat source in one place for the whole development.
- A speed survey had been carried out at the existing entrance, which is located on a sharp bend. It had been decided to make an additional entrance further up the road, on a straighter stretch as shown on the plans. This would also have the effect of keeping the summer tourism away from the residential part of the development.

**3. PLANNING**

**3.1 Applications/Submissions:**

A lengthy discussion took place regarding the development, during which the potential for seasonal flooding of the campsite area was mentioned, and it was suggested in response to this that the campsite should be restricted to use between March and October only. Each Cllr gave their views and input to the applications and the following decision was made:

<b>Planning Application No:</b>	TW/14/506572/FULL
<b>Proposal:</b>	<b>Restoration and conversion of Grade 2* Listed farmhouse into two dwellings. Conversion and replacement of redundant agricultural buildings into 2 commercial units, 3 holiday lets and 10 dwellings, with a renewable heat source facility, parking lodge and stores. Use of land as a seasonal camping facility. Resurfacing of driftway and provision of new access. Enhancement of habitats for protected species, including planting of a woodland copse, landscaping and ecological mitigation.</b>
<b>Location:</b>	Spelmonden Farm Spelmonden Road Goudhurst Cranbrook Kent TN17 1HE
<b>Recommendation:</b>	Approval
<b>Proposal:</b>	Cllr Davis, seconded Cllr Hughes, unanimous.
<b>Comments:</b>	Recommended Approval. Appropriate development of the site. However should TWBC be minded to accept the proposal, the Parish Council would wish to see restrictions: - March to October seasonal camping on the site - Restriction of floodlighting overall and sympathetic lighting throughout - The PC would request more evidence from Kent Highways Services about the highways design - the PC would wish to see traffic calming in the vicinity where the footpath crosses the drift way.

<b>Planning Application No:</b>	TW/14/506576/LBC
<b>Proposal:</b>	<b>Restoration and conversion of Grade 2* Listed farmhouse into two dwellings. Conversion and replacement of redundant agricultural buildings into 2 commercial units, 3 holiday lets and 10 dwellings, with a renewable heat source facility, parking lodge and stores. Use of land as a seasonal camping facility. Resurfacing of driftway and provision of new access. Enhancement of habitats for protected species, including planting of a woodland copse, landscaping and ecological mitigation.</b>
<b>Location:</b>	Spelmonden Farm Spelmonden Road Goudhurst Cranbrook Kent TN17 1HE

<b>Recommendation:</b>	Approval
<b>Proposal:</b>	Cllr Isaacs, seconded Cllr Russell. Unanimous.
<b>Comments:</b>	Recommended Approval, subject to the conditions imposed by the Conservation Officer.

<b>Planning Application No:</b>	TW/14/506514/FULL
<b>Proposal:</b>	<b>Erection of two 2-bedroom semi-detached houses with associated parking</b> – Revised application-additional details available
<b>Location:</b>	Land Rear Of Vine Cottages Back Lane Horsmonden Tonbridge Kent
<b>Recommendation:</b>	Refusal
<b>Proposal:</b>	Cllr Lawrence, seconded Cllr Hughes, unanimous.
<b>Comments:</b>	Recommended refusal. The Parish Council recommends that the application be rejected on the grounds that access is not appropriate. The entrance is narrow, visibility on to Back Lane, which can be congested at certain times of the day, is poor and access for emergency vehicles if necessary would be difficult. Monkton might be similar in some ways, but there are differences between Monkton and Back Lane, which are of prime importance: Back Lane is used by children going to and from the Kindergarten, playground and school which are in close proximity to the proposed site. The Village hall is used on a daily basis. The parking area for the Village hall is adjacent to the entrance and exit of the proposed site, leading to further difficulties in accessing the development safely.

There being no further business, the meeting closed at 9.15pm.