

MINUTES OF HORSMONDEN PARISH COUNCIL
PLANNING MEETING HELD IN HORSMONDEN VILLAGE HALL, HORSMONDEN
AT 7.30 P.M. ON 1ST MARCH 2016

Present: Cllr March (Chair of planning), Cllrs Davis, Stevens, Holloway, Russell, Hughes, Jenkinson and Cllr Stanton

In attendance: Clerk (Lucy Noakes), no 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 Jenkinson declared an interest in item TW/16/501026, as a neighbouring property and took no part in the discussion or voting for this matter.

1. APOLOGIES FOR ABSENCE

Cllr Isaacs. Cllr Stanton had to leave the meeting at 9.45pm

2. PUBLIC SESSION

No public present.

3. PLANNING

3.1 Applications/Submissions:

Planning Application No:	TW/16/500316/FULL
Proposal:	Alterations to existing roof and creation of dormers to create second bedroom, creation of front porch canopy and erection of an attached car-port.
Location:	High Banks Marle Place Road Horsmonden Tonbridge TN12 8DS
Recommendation:	Approval.
Proposal:	Cllr Stanton, seconded Cllr Holloway. Unanimous.
Comments:	Suitable enhancement of the house.

Planning Application No:	TW/15/510296/FULL
Proposal:	Change of use of land to residential. Conversion of agricultural building to a dwelling with separate double garage
Location:	Churn Farm Churn Lane Horsmonden Tonbridge TN12 8HL
Recommendation:	Approval.
Proposal:	Cllr Stevens, seconded Cllr Davis. Unanimous.
Comments:	Suitable conversion of redundant farm buildings. In the absence of clear details, the Parish Council are assuming that the area for which change of use is sought is the area marked as 'domestic curtilage' on CF/02. The Parish Council would like to draw attention to the environment Agency's recommendations on land contamination.

Planning Application No:	TW16/500471/FULL
Proposal:	Change of use from B1 (offices) to C3 (7 dwellings) to include internal and external alterations.
Location:	Orchard Business Park Furnace Lane Horsmonden Tonbridge TN12 8LX
Recommendation:	Approval.
Proposal:	Cllr Davis, seconded Cllr Russell. Unanimous.
Comments:	Appropriate development of the site. The Parish Council wishes to note that: The windows on the first floor SE elevation will overlook Kramdan house and garden and should be of a design to minimise overlooking of the adjacent residential property. The Council would like to see porous surfacing adopted to the car parking areas in the western corner of the plot in order to minimise run off to the adjacent agricultural land.

Planning Application No:	TW/16/500498/FULL
Proposal:	Removal of side extension. Erection of single storey extension to west elevation.
Location:	Broadford House Goudhurst Road Horsmonden Tonbridge TN12 8EU
Recommendation:	Approval.
Proposal:	Cllr Hughes, seconded Cllr Stanton. Carried. (it was requested that the Clerk let TWBC Planners know that the vote was 5 members for 3 against with this application.)
Comments:	Approval on the grounds that this is a modest and acceptable amendment to the existing

	property.
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Planning Application No:	TW/16/500499/LBC
Proposal:	Listed Building Consent: Removal of side extension. Erection of single storey extension to west elevation.
Location:	Broadford House Goudhurst Road Horsmonden Tonbridge TN12 8EU
Recommendation:	Refusal. (It was requested that the clerk let TWC planners know the vote for this application-8 members for , 1 against)
Proposal:	Cllr Davis, seconded Cllr Stevens. Carried.
Comments:	Refusal on the basis that the development is not in sympathy with and is not in proportion to the existing building. The Parish Council would be interested in hearing the Conservation architect's opinion.

Planning Application No:	TW/16/500843/MOD106
Proposal:	Modification of Planning Obligation dated 9th May 1991 under reference TW/90/1548 - to allow the removal of agricultural occupancy condition.
Location:	Boundary Farm Marle Place Road Brenchley Tonbridge Kent TN12 7HS
Recommendation:	Neutral.
Proposal:	Cllr Davis, seconded Cllr Russell. Unanimous.
Comments:	No comment.

Planning Application No:	TW/16/501131/FULL
Proposal:	Conversion of existing dwelling including 1st floor extension and roof extension to provide first floor accommodation.
Location:	Ashdown Bungalow Lamberhurst Road Horsmonden Tonbridge Kent TN12 8LP
Recommendation:	Refusal.
Proposal:	Cllr Stanton, seconded Cllr Holloway. Unanimous.
Comments:	Refusal on the basis of over development, creating a building with a dominant roof line. There is concern for the view over neighbouring properties from the NE elevation, due to the use of velux windows in the first floor.

Planning Application No:	TW/16/501026/FULL
Proposal:	Retrospective application for the extension to the side of the existing workshop building and the addition of a canopy to the front and side.
Location:	Orchard House Farm Maidstone Road Horsmonden Tonbridge TN12 8HG
Recommendation:	Neutral.
Proposal:	Cllr Stevens, seconded Cllr Hughes. Unanimous.
Comments:	No comment.

3.2 Applications granted and refused

Applications granted

TW/14/506572 & TW/14/506576 – Spelmonden Farm , Spelmonden Road, Horsmonden
 TW/15/501954 – Yew Tree Farm Oast, Yew Tree Green Road, Horsmonden
 TW/15/508795 & TW/15/503162– Ash Barn, School house Lane, Horsmonden
 TW/15/510104 – Aisha House, Goudhurst Road, Horsmonden
 TW/15/510086 – Remingtons, Lamberhurst Road, Horsmonden
 TW/15/509871 – Rectory View, Lewes Heath, Horsmonden
 TW/15/508308 – 2 Ruck Farm Cottages, Marle Place Road.
 TW/15/508921 – Drum & Monkey House, Grovehurst Lane, Horsmonden
 TW/15/508225 – 2 Springfield Place, Lamberhurst Road, Horsmonden
 TW/15/507697 – Plovers, Ruck Lane, Horsmonden
 TW/15/505155 – Rectory Park, Rectory Park Road, Horsmonden.

Applications Refused

TW/15/508374 – Capel Manor Courtyard, Grovehurst Lane, Horsmonden
 TW/15/507870 – Bassett's Oast, Maidstone Road, Horsmonden
 TW/13/00759 – Land Junction of Ruck Lane, Spelmonden Road, Horsmonden

Applications withdrawn.

TW/16/500024 – 5 Heath Court, The Heath, Horsmonden
 TW/15/504414- Broadford House, Goudhurst Road, Horsmonden
 TW/15/509363 – Baycote House, Back Lane, Horsmonden.

Appeals Lodged/granted/dismissed

TW/15/506094 – Poplars Lodge, Churn Lane, Horsmonden – Appeal APP/M2270/D/15/3136794 -dismissed.

01.03.2016

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3.3 Other planning matters (discussion only)

The following matters had been brought to the Councils attention and require the Clerk to chase with TWBC planning/enforcement officers:

- Old Barn Cottage, Yew Tree Green Road- 6ft high close boarded fence has been erected next to the highway. The parish council has not seen planning permission for this. No evidence of planting in front of the fence line.
- The Coach House, Broadford, Goudhurst Road – 6ft high fence erected next to the highway. The parish council has not seen planning permission for this. No evidence of planting in front of the fence line.
- Swigs Hole Barn, Yew Tree Green Road – 4 velux windows have been inserted in listed building. The parish council has not seen planning permission for this.

Mr Stubbings has been chasing the developers at Willard's Place Gibbet Lane, as some of the trees which were planted at the boundary of the new development have died. These were planted as part of the conditions of the permission when granted. The developer has now gone into liquidation; however Town and Country Housing Group who manage the housing are currently looking into this matter.

4. Kent Minerals and Waste Local Plan (MWLP) 2013-30.

http://consult.kent.gov.uk/portal/mwcs/mwlpsubmission/kent_mwlp_dec_2015 by Friday 4th March 2016

The Council had no further comments to make regarding these minor modifications.

There being no further business, the meeting closed at 9.58pm.