

MINUTES OF HORSMONDEN PARISH COUNCIL
PLANNING MEETING HELD IN THE METHODIST CHURCH, HORSMONDEN
AT 7.30 P.M. ON 19th NOVEMBER 2014

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

In attendance: Clerk (Lucy Noakes), 1 member 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 received.

1. APOLOGIES FOR ABSENCE

Cllr Stanton previous arrangement.

2. PUBLIC SESSION

Mr Greenwood had asked if he could speak regarding application TW/14/504106 – Hazel Street Farm. Mr Greenwood introduced himself as the farm manager at Hazel Street Farm which has over 200 acres of apples and pears and four full time employees. He explained that the conversion of the farm office to a home was needed for one of his fulltime workers who was still living in a mobile home on site, which was really meant for seasonal workers only.

Mr Greenwood explained that as the farm manager, he had looked for alternative accommodation for his worker, and had even approached TWBC for an affordable home in the area; however the worker was considered a very low priority for this as he was already housed in a caravan, despite the fact that it was not suitable for full time accommodation.

The farm building had not been used for over 2 years as an office as it was more cost efficient for Mr Greenwood to do his paperwork at home, than to heat the office for a couple of hours work a week. The rest of the building was used for storage.

He explained that it was important to have his yard foreman on site for security reasons as well as convenience in the summer when long hours were worked. This conversion would provide suitable accommodation to enable this.

Mr Greenwood added that the owners of the farm would be happy to have an agricultural restriction on the building to ensure its future use was connected to the farm if the conversion was allowed to go ahead.

Cllr March asked why the owners had chosen to apply for full planning permission when this type of development is now considered a permitted development. Mr Greenwood explained that the building was quite close to the AONB, although he understood it was just outside the margins of the area. Applying for full permission would also regularize the development with TWBC.

It was also pointed out that as the mobile home which the farm worker lived in was only licensed for seasonal occupation for 11 months of the year, it was not really appropriate accommodation for a full time employee, who needed a permanent residence.

3. PLANNING

3.1 Applications/Submissions:

Cllr March proposed from the Chair that item TW/14/504106 should be brought forward for discussion by the Council.

Unanimous.

Planning Application No:	TW/14/504106/FULL
Proposal:	Conversion of redundant office and stores to farm workers accommodation
Location:	Hazel Street Farm Spelmonden Road Horsmonden Tonbridge Kent
Recommendation:	Approval
Proposal:	Cllr Hughes, Cllr Stevens. Unanimous
Comments:	Suitable provision for a long standing farm worker on the farm where he works. The PC would like to see a condition that it will only ever be used as accommodation for workers on that farm

Planning Application No:	TW/14/503971/FULL
Proposal:	Change of use of agricultural land to domestic garden to serve Kingfishers, Kestrels and Woodpeckers
Location:	Castlemaine Oast Maidstone Road Horsmonden Tonbridge Kent TN12 8HB
Recommendation:	Refusal
Proposal:	Cllr Davis, seconded Cllr Stevens. Unanimous.
Comments:	Unnecessary loss of agricultural land and woodland, and encroachment into the countryside.

Planning Application No:	TW/14/504020/FULL
Proposal:	Demolition of existing conservatory and erection of proposed garden room; Minor changes to hard landscaping
Location:	Redmans Green Road Horsmonden Tonbridge Kent TN12 8JS
Recommendation:	Approval
Proposal:	Cllr Stevens, seconded Cllr Isaacs. Unanimous.
Comments:	Suitable enhancement and in keeping with the existing building.

Planning Application No:	TW/14/504402/FULL
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Proposal:	Minor Material amendment to application 13/00402 for the demolition of hop picking machine shed. Change of use and conversion of oasthouse to dwelling including alterations to stowage roof, double pitch over main cooling floor, new fencing, gates and detached double garage and garden store - Change from study to garage.
Location:	Remingtons Farm Land And Buildings Lamberhurst Road Horsmonden Tonbridge Kent
Recommendation:	Approval.
Proposal:	Cllr Russell, seconded Cllr Hughes. Unanimous.
Comments:	It is a reasonable amendment to the approved plan.

3.2 Reports of Applications Granted and Refused

Applications granted

TW/14/500101/FULL – Orchard House Farm, Maidstone Road, Horsmonden

TW/14/504006/FULL – Bramley Cottage, Back Lane, Horsmonden

4. Update on planning applications which are pending.

No updates available.

5. Other planning matters (Discussion only)

It was requested that the Clerk mention to the enforcement officer a mobile home situated behind the pack house at Hayman’s Hill Farm. This was a timber faced caravan, which seemed to be permanently housed there.

The Clerk was asked to contact Mr Wickham at Maynard’s Farm, Brenchley, about his hedge on Gibbett Lane.

It was also suggested that the clerk contact the Housing Association at Willard’s Place about their hedge on Gibbett Lane.

The clerk should also remind the developers of Willard’s Place about the fence panel at one end of the hedgerow which should have been replaced with new hedging once the development was finished.

Parking in Gibbett lane was also mentioned as this seems to be used by people visiting residents in Willard’s Place, which makes it difficult for those living in Gibbett lane to find a space. It was suggested that the clerk should write to the Housing Association and ask if they could remind residents to park within the development and ask visitors to do the same wherever possible.

There being no further business, the meeting closed at 8.25pm.