

MINUTES OF HORSMONDEN PARISH COUNCIL
PLANNING MEETING HELD IN HORSMONDEN VILLAGE HALL, HORSMONDEN
AT 7.30 P.M. ON 16TH JULY 2013

Present: Cllr Parker (Planning Committee Chair), Cllrs, Lawrence, Kerrigan, Davis and Reed (Cllr Reed arrived at 8.30pm)

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. Cllr Kerrigan declared an interest in TW/13/01716 – Park Farm House, as a fellow member of the Horsmonden Players.

1. APOLOGIES FOR ABSENCE

Cllr Stevens (otherwise engaged)

Cllr Russell (unable to attend)

Cllr March (Parish Chairman's meeting)

2. PUBLIC SESSION

Mr Kerrigan asked to address the meeting regarding application TW/13/01743 – The Highwayman, Maidstone Road. Mr Kerrigan requested that the Council considered refusing the application as he believed the application had been made based on inaccuracies and assumptions. Mr Kerrigan went on to back up his thoughts using a number of examples taken from the design and access statement. Mr Kerrigan requested that the Council bring forward their discussion on this application so that he could listen to the discussion, as he had to leave the meeting early.

3. PLANNING

Cllr Parker proposed from the Chair that TW/13/01743/FUL - The Highwayman , Maidstone Road, Horsmonden, be brought forward. Unanimous.

3.1 Applications/Submissions:

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| Planning Application No: | TW/13/01743/FUL |
| Proposal: | Conversion and change of use of ground floor pub (A4) and first floor apartment to single dwelling house. Demolition of rear flat roof extension and demolition and rebuild of front section of garage. Use of adjacent garage and barn for parking and home office |
| Location: | The Highwayman Maidstone Road Horsmonden Tonbridge Kent TN12 8JJ |
| Recommendation: | Refusal |
| Proposal: | Cllr Lawrence, seconded Cllr Davis, unanimous. |
| Comments: | <p>There is not enough evidence presented to demonstrate that the pub could not be a viable business. The proposal contains several inaccuracies and assumptions which have not been justified, including the date of closure, the presence of other commercial entities on the Maidstone Road, and the reasons for the closure of Crowhursts.</p> <p>The application does not recognise that the previous three tenants installed by the brewery had limited experience. If this application is granted it would mean the loss of a valuable class A4 community facility. The PC does not consider that the application justifies the loss of community use. Alternative commercial uses so not appear to have been exhaustively explored.</p> <p>The PC queries whether the Barn merits being a listed building and could be of historical interest.</p> |

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| Planning Application No: | TW/13/01716/FUL |
| Proposal: | Retrospective - essential repairs, conversion of barn into 2 no.3 bedroom dwellings with access and parking and regularisation of current works to outbuildings pending conversion |
| Location: | Park Farmhouse Smallbridge Road Horsmonden Tonbridge Kent TN12 8EP |
| Recommendation: | Neutral |
| Proposal: | Cllr Davis, seconded Cllr Kerrigan. Unanimous. |
| Comments: | This is a complex site which the PC feels would be better judged by TWBC and a site visit. |

Cllr Reed joined the meeting at this stage.

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| Planning Application No: | TW/13/01710/LBC |
| Proposal: | Listed Building Consent - Essential repairs ,conversion of barn into 2 no. 3 bedroom dwellings and regularisation of current works to outbuildings pending conversion |
| Location: | Park Farmhouse Smallbridge Road Horsmonden Tonbridge Kent TN12 8EP |
| Recommendation: | Neutral. |
| Proposal: | Chair.Unanimous |
| Comments: | This is a complex site which the PC feels would be better judged by TWBC and a site visit. Subject to the conservation architects opinion. |

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| Planning Application No: | TW/ 13/01544/HOUSE |
| Proposal: | Part Retrospective - Replacing existing external boiler with new oil fired boiler sited to rear of house; Formation of replacement underground drainage system comprising new Klargester type sewage treatment plant and new underground drain; Extensions and alterations to paths; Erection of timber post and rail fencing along north side of driveway and erection of timber entrance gates and pedestrian gate; Erection of a small timber shed |
| Location: | Bassetts Maidstone Road Horsmonden Tonbridge Kent TN12 8HQ |
| Recommendation: | Approval. |
| Proposal: | Cllr Davis, seconded Cllr Lawrence, carried. |
| Comments: | Approval on the grounds that this is appropriate development and improvement. |

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| Planning Application No: | TW/ 13/01545/LBC |
| Proposal: | Listed Building Consent - Replace metal window frames on first floor with single-glazed timber casements (works carried out); Replace existing external boiler with new oil fired boiler sited to rear of house; Repair missing or loose roof tiles or wall tiles; Repair existing timber weatherboarding and window and door frames; Removal of stud partition between hall and study at ground floor; Creation of new en-suite bathroom to bedroom 2 at first floor; Replacement of existing sanitary ware; Erection of timber post and rail fencing along north side of driveway and erection of timber entrance gates and pedestrian gate; Erection of a small timber shed |
| Location: | Bassetts Maidstone Road Horsmonden Tonbridge Kent TN12 8HQ |
| Recommendation: | Approval . |
| Proposal: | Cllr Lawrence, seconded Cllr Davis, carried. |
| Comments: | Approval on the grounds that this is appropriate development and improvement. Subject to the conservation architect's opinion. |

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| Planning Application No: | TW/13/01744/FUL |
| Proposal: | Temporary stationing of mobile home for 3 years in association with vehicle repair and agricultural use |
| Location: | Banfields Churn Lane Horsmonden Tonbridge Kent |
| Recommendation: | Refusal. |
| Proposal: | Chair, unanimous. |

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| Comments: | Insufficient information to back up the agricultural need. The PC has concerns that the accommodation may be linked to non-agricultural business. |
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| Planning Application No: | TW/13/01764/FUL |
| Proposal: | Erection of polytunnel |
| Location: | Manor Farm Maidstone Road Horsmonden Tonbridge Kent TN12 8HA |
| Recommendation: | Approval. |
| Proposal: | Cllr Reed, seconded Cllr Kerrigan. Unanimous. |
| Comments: | Agricultural development on agricultural land. |

3.2 Reports of Applications Granted and Refused

None reported.

3.3 Other planning matters

None.

3.3.1 Consultation Draft of the High Weald AONB Management Plan 2014-2019 comments by 26th July 2013

It was proposed that members would comment on this matter as individuals, unanimous.

There being no further business, the meeting closed at 9.05pm.