

MINUTES OF HORSMONDEN PARISH COUNCIL
PLANNING MEETING HELD IN HORSMONDEN VILLAGE HALL, HORSMONDEN
AT 7.30 P.M. ON 22ND JULY 2014

Present: Cllr March (Chair), Cllrs Isaacs, Hughes, Davis and Stanton .

In attendance: Clerk (Lucy Noakes), 5 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 March declared an interest in item 3.3 Old Hop Pickers Line, as a landowner affected by the proposal.

1. APOLOGIES FOR ABSENCE

Cllr Stevens – The reason given was that it was his birthday. It was proposed by Cllr Hughes that this reason for absence be accepted, seconded Cllr Isaacs, unanimous.

Cllr Russell – The reason given was that it was his wife's birthday. It was proposed by Cllr Davis that this reason be accepted and seconded by Cllr Stanton. Unanimous.

2. PUBLIC SESSION

Mrs Exwood had requested to speak regarding item 3.3 the Old Hop Picker's Line. She represented a group of residents living in Lambert's Place who had received communications about the possibility of reopening part of the old railway line for leisure purposes.

Mrs Exwood said that she and other residents of Lamberts place were concerned about the proposal for the piece of land near to the estate as this particular area is very narrow and steep and would seem impractical from a safety point of view, for most walkers, let alone for horse riding or cycling. She suggested that whilst the proposed strip of land runs in front of six houses; the track could instead be diverted to follow the road which already exists, which would be safer and would better protect the privacy of those resident land owners.

Mr and Mrs Harvey were also land owners affected by the proposal. They said that where the track was proposed to run across their land, it was a mound of loose shingle covered in unstable trees, which would also be very unsafe for walkers and other leisure users. It would also mean loss of privacy for them and they feared for a lack of security, with walkers going through their property.

Another problem raised was that of the potential for users of the facility to park in Lamberts Place, which is already used by non residents for parking, but is not large enough to cater for this. It was agreed by those residents present that parking by non residents is already an issue in Lambert's place at times.

Mr Clemson had also asked the clerk to report to the council his objection to the proposal and had written to state this to KCC.

Cllr March proposed that item 3.3 was brought forward for discussion by the Council. Unanimous.

Cllr March explained that she had been to the discussion held by the Hawkhurst Project team about 5 years ago and had informed them that whilst this seemed like a good suggestion, which may work well in other parishes, in Horsmonden the old line runs right through the centre of the village and is mostly private land owned by many different persons. It also includes tunnels which have been filled in over the years. A lot of the privately owned land had now become people's gardens and it would be extremely difficult therefore to incorporate the Horsmonden part of the track into such a plan. In the other villages, where the plan had been better received, a lot of the old track is outside the main village and affects only agricultural land.

Cllr March made the point that if the track was made; although it was possible that KCC would maintain it initially, after a while maintenance may be passed on to individual parishes.

She explained that TWBC wished to explore the possibility of the plan in their 'Green spaces' plans and that this was why the feasibility study was being carried out: to see how land owners would react.

Cllr March said that HPC had not agreed to the plan when it was first raised, as they knew that land owners were against the idea and the Parish Council did not believe it was a feasible suggestion, at that time.

She suggested that those private land owners who wished to raise an objection to the idea should write jointly and individually to air their views to KCC.

Cllr Hughes raise the issue of access for utility and emergency vehicles in Lamberts Place and other areas where users of the track could potentially park, creating a problem for local residents. Cllr Stanton made the

point that this could be much worse at the weekends, when people were most likely to use the track for leisure purposes and when residential parking is already at its greatest anyway.

Cllr Isaacs said that he felt it was an impractical suggestion because of the amount of different land owners involved in Horsmonden and that the key point was that Horsmonden is the only village where the old railway track ran right through the centre. In other villages it was a much simpler project because it generally skirted around the edges of the village.

Counter to these arguments, it was suggested that some parishioners may support the idea of the route as a green way of travelling, and that local businesses could experience increased trade as a result of people coming through the village, however it was thought that the increased parking which may be experienced, could counteract this benefit.

Following the discussion, Cllr Hughes proposed that the Clerk write back to KCC with the following; Horsmonden Parish Council considers this proposal to be completely impractical in the case of Horsmonden. The route is in the ownership of a wide variety of residents with issues of access, safety and parking being of consideration. Whilst the Parish Council can see the benefits with some parts of the route being developed, HPC as a council would not support it through Horsmonden Parish. This was seconded by Cllr Davis. Unanimous.

3. PLANNING

3.1 Applications/Submissions:

Cllr March proposed from the chair that item TW/500101 – Orchard House Farm, be brought forward for discussion as the first planning item, as the applicants were present and wishes to listen to the discussion. Unanimous.

Planning Application No:	14/500101/FULL
Proposal:	Construction of an all-weather manege; Construction of stabling, tack room and hay/bedding store; Change of use from agricultural to a mixed agricultural/equestrian use
Location:	Orchard House Farm Maidstone Road Horsmonden Tonbridge Kent TN12 8HG
Recommendation:	Approval
Proposal:	Cllr Davis, seconded Cllr Isaacs. Unanimous.
Comments:	Acceptable development subject to the following conditions: appropriate management of the effluent;no high level lighting of the manege;restriction to private use only.

Planning Application No:	14/501222/FULL
Proposal:	Single storey addition
Location:	Rectory View Lewes Heath Horsmonden Tonbridge Kent TN12 8AF
Recommendation:	Approval
Proposal:	Cllr Hughes, seconded Cllr Isaacs. Unanimous.
Comments:	Suitable enhancement of the property

Planning Application No:	14/500664/FULL
Proposal:	Two-storey extension to rear of property
Location:	1 Crackhill Cottages Grovehurst Lane Horsmonden Tonbridge Kent TN12 8BG
Recommendation:	Approval
Proposal:	Cllr Isaacs, seconded Cllr Davis. Unanimous
Comments:	Acceptable extension to the property

3.2 Reports of Applications Granted and Refused None

3.3 Old Hop pickers line Already discussed above.

- 3.4 Comments on NALC response to Government consultation for underground drilling access.**
Following a brief discussion on this subject, Cllr Hughes proposed that the Clerk contact NALC to inform them that Horsmonden Parish supports to the two views expressed by NALC, and ask that they keep the PC updated about this matter. Seconded Cllr Davis. Unanimous.
- 3.5 Farmsteads Assessment Guidance for Tunbridge wells Borough (supplementary planning document) Public consultation Monday 14th July to Friday 22nd August.**
Cllrs had a brief look at the documentation sent by TWBC. It was proposed by Cllr Hughes that the Council send the following statement to TWBC regarding this document:
Horsmonden Parish Council appreciates the production of the document, which they will retain for reference and look forward to receiving future updates. The PC has no comments at present, but will let you know if they have any further comments prior to 22nd August. This was seconded by Cllr Davis. Unanimous.
It was suggested that the Clerk add this to the planning agenda for 19th August in case any further comments were received from the public, which the Council might wish to pass on.
- 3.6 Other planning matters (Discussion only)**
Cllr March asked the Clerk to add the Institute Building to the planning agenda for 19th August as they wished to speak about plans to install the William Lambert plaque and alter the paving at the front of the building.
None.

There being no further business, the meeting closed at 9.00pm.