

MINUTES OF HORSMONDEN PARISH COUNCIL

PLANNING COMMITTEE MEETING

HELD AT HORSMONDEN VILLAGE HALL

ON TUESDAY, 16 JANUARY 2024 AT 7:00PM

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Present:

Cllrs Richards, Larkin, March, Davis, Russell, Jenkinson and Sheppard

In attendance:

Anna Blyth (Assistant Clerk)

3 members of the public

Non-attendance:

Cllr Currie

1. APOLOGIES FOR ABSENCE

Cllr Baxter-Smith. Cllr Jenkinson voted in favour of accepting the reasons for absence, seconded Cllr Larkin. Unanimous.

2. DECLARATIONS OF INTEREST

Declarations of pecuniary and non-pecuniary interests in accordance with the Code of Conduct were invited.

Cllrs Davis declared an interest in application 23/03463/PNQCLA and did not take part in any discussions or decisions relating to this application.

3. MINUTES OF PLANNING COMMITTEE MEETINGS

The Minutes of the Parish Council Planning Committee Meeting held on 21 November 2023 had been circulated beforehand by the Clerk. They were agreed for accuracy and proposed for acceptance by Cllr Sheppard, seconded Cllr Davis and voted for unanimously by those present at that meeting and signed by the Chair.

The Minutes of the Parish Council Planning Committee Meeting held on 19 December 2023 had been circulated beforehand by the Clerk. They were agreed for accuracy and proposed

for acceptance by Cllr March, seconded Cllr Russell and voted for unanimously by those present at that meeting and signed by the Chair.

4. PUBLIC SESSION

Members of the public have the right to speak for up to three minutes at the Chair's discretion on issues concerning the Parish providing the Clerk has prior notification.

One member of the public had requested to speak in the public session regarding their objection to application 23/03463/PNQCLA.

The main points of concern are summarised as follows:

- A building of this nature is not appropriate within this sensitive area of the landscape. It will adversely affect the rural landscape and will create more than a minimal impact on the landscape character of the locality.
- The proposed development would interrupt the protected view as outlined in the Horsmonden Neighbourhood Plan.
- The proposed development is outside the Limits to the Built Development as outlined in the Horsmonden Neighbourhood Plan.
- The proposal is in principle contrary to the most recent changes to the National Planning Policy Framework (NPPF).
- Access to the proposed development is unsuitable as it is via a heavily used public footpath where the ownership and responsibility for maintenance is unclear. It is particularly unsuitable for construction traffic.
- A lack of information has been submitted to adequately demonstrate that the proposed development could be achieved without a detrimental impact upon the biodiversity of the site, including the number and location of protected species.
- The shed has not been used for agricultural purposes since the speaker moved to the area in 2007 and has remained derelict for that period.
- If permission were to be granted for the development it would set a precedent for future development in the area.

5. PLANNING

a) Applications/Submissions:

Planning Application:	23/03426/FULL
Proposal:	<u>Loft conversion with a rear dormer & 2 No. rooflights</u>
Location:	Wagtails, Brenchley Road, Horsmonden, Tonbridge, Kent TN12 8DN
Recommendation	Approval
Proposal	Cllr Davis; seconded Cllr Sheppard. Unanimous.

Comments	Recommend acceptance on the grounds of a reasonable modification to the property. All works should be carried out in line with Horsmonden Parish Councils Sustainability policy.
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Cllr Davis left the meeting.

The Chair reminded Cllrs that as 23/03463/PNQCLA is not a full planning application the only matters that can be considered and commented on by the PC are as follows:

- Transport and highways impact
- Noise impacts
- Contamination risk
- Flooding risks
- Whether location or siting makes it impractical or undesirable
- Design or external appearance

Planning Application:	23/03463/PNQCLA
Proposal:	<u>Prior Notification for the Change of Use of a Building and Land within its Curtilage from an Agricultural Use to a Use falling within Class C3 (1 No. Dwelling house) and Building Operations reasonably necessary to convert the building. For the change of use:</u> <u>- Transport and highways impacts;</u> <u>- Noise impacts;</u> <u>- Contamination risk;</u> <u>- Flooding risks;</u> <u>- Whether location or siting makes it impractical or undesirable.</u> <u>For the operational development:</u> <u>- Design or external appearance</u>
Location:	Agricultural Shed, Plot 3710, Lewes Heath Farm, Spelmonden Road, Horsmonden, Tonbridge, Kent TN12 8EE
Recommendation	Refusal
Proposal	Cllr Larkin; seconded Cllr Jenkinson. Carried.
Comments	The Parish Council propose refusal on the grounds that this is an undesirable development in an agricultural setting (dark skies area) and will impact further on the limited vehicular access particularly during the construction period. It will also impact on the intensively used public footpath.

Cllr Davis returned to the meeting.

6. APPLICATIONS GRANTED AND REFUSED

None.

7. OTHER PLANNING MATTERS (Discussion only – No decisions)

The Assistant Clerk reminded Cllrs of the first meeting of the newly formed Horsmonden Development Advisory Group on Friday 19th January at 10am in the Village Hall.

Cllr Larkin commented that she had noticed a lot of surface water gathering outside the new development at Bassetts Farm. This has turned to ice in some areas. It was also noted that residents who have previously been provided with parking on site at Bassetts Farm are now parking on the road. Cllr March confirmed that the Clerk is in correspondence with Permission regarding future parking for residents during the construction period so hopefully an alternative arrangement will in place soon.

There being no further business, the meeting closed at 8.10pm.