

MINUTES OF HORSMONDEN PARISH COUNCIL

PLANNING COMMITTEE MEETING

HELD AT HORSMONDEN VILLAGE HALL

ON TUESDAY, 28 JANUARY 2025 AT 7:30PM

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Present:

Cllrs Richards, Davis, Russell, Jenkinson and Sheppard

In attendance:

Lucy Noakes (Clerk)

Anna Blyth (Deputy Clerk)

Cllr David Knight (Ward Councillor)

Cllr Lynne Darrah (Ward Councillor)

Mr Andrew Winser (Chair of HDAG)

Non-attendance:

Cllr Baylis

1. APOLOGIES FOR ABSENCE

Cllrs Larkin and Baxter-Smith.

Cllr Sheppard voted in favour of accepting the reasons for absence, seconded Cllr Jenkinson. Unanimous.

DECLARATIONS OF INTEREST

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

None.

2. MINUTES OF PLANNING COMMITTEE MEETINGS

The Minutes of the Parish Council Planning Committee Meeting held on 17 December 2024 had been circulated beforehand by the Clerk. They were agreed for accuracy and proposed for acceptance by Cllr Jenkinson, seconded Cllr Russell and voted for unanimously by those present at that meeting and signed by the Chair.

3. 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.

Prior to the meeting, Cllr Mobbs (TWBC Borough Councillor) had sent an email to the Clerk, requesting that it be read aloud during the public session.

The email provided a brief update on upcoming planning issues and progress regarding the Local Plan. These matters were shared to keep the PC and members of the public informed of relevant developments at the borough level.

Cllr Mobbs also strongly recommended that Cllrs watch the recording of the Overview and Scrutiny meeting which took place on the 27th January.

4. CONSIDER CONTENT FOR 3 MINUTE SPEECH FOR CLLR RICHARDS TO DELIVER AT TWBC PLANNING COMMITTEE MEETING (DATE TBC) IN RESPECT OF APPLICATION TW/24/00078/HYBRID BASSETTS FARM

It was agreed that the Clerk would circulate the latest speech prepared by Cllrs Richards & Baxter-Smith to Cllrs after the meeting for their consideration. This item will be brought back to the next planning committee meeting on the 18th February 2024.

5. DISCUSS DRAFT SECTION 106 FOR BRENCHLEY ROAD TW/22/00296/OUT

The Clerk had circulated the finalised Section 106 agreement for the Brenchley Road development to Cllrs prior to the meeting for their review.

It was unanimously agreed that, despite the PC having been given the opportunity to provide input, their requests had largely been disregarded. As a result, it was decided that a meeting of the Horsmonden Development Advisory Group (HDAG) would be scheduled to allow members to conduct a thorough review of the documents wording and determine whether to submit any further comments.

6. PLANNING

a) Applications/Submissions:

Planning Application:	24/00078/HYBRID
Proposal:	<u>Hybrid application: Full application for the erection of 120 No. dwellings (Use Class C3), including affordable housing, landscaping, public open space, allotments, ecological enhancements, SUDs and access. Outline application (with all matters reserved) for 0.25 hectares of land for a new Medical Centre (Use</u>

	<u>Class E(e) with associated access, parking and landscaping.</u>
Address:	Bassetts Farm Goudhurst Road Horsmonden Tonbridge Kent TN12 8AS
Recommendation:	N/A
Proposal:	N/A
Comments:	<p>The Clerk reminded Cllrs that their comments on this application did not need to be agreed at this meeting as an extension had already been agreed with TWBC until the 4th February 2025.</p> <p>The Chair permitted Mr Winser (as Chair of HDAG) to speak under this item to provide Cllrs with an update on the revised application. Mr Winser had carefully studied the application, reviewed the Horsmonden Neighbourhood Plan, and examined the specific requirements of NPPF 14, which outlines the presumption in favour of sustainable development. Mr Winser had prepared some slides for the PC to review and discuss, to assist them in preparing their submission to TWBC.</p> <p>Mr Winser offered to prepare some draft notes which would be circulated to Cllrs by the end of the week for their review ahead of the next PC meeting on the 3rd February.</p> <p>It was suggested that the Clerk should reach out to Goudhurst PC and Brenchley & Matfield PC, as neighbouring parishes, and ask them to consider requesting their own three-minute speaking slot to support Horsmonden PC at the upcoming TWBC Planning Committee meeting (date TBC). As the application will impact both areas, it is important that Goudhurst's concerns regarding disturbed views and Brenchley & Matfield's concerns regarding increased traffic flow to/from the A21 are taken into consideration. It was agreed that the support of neighbouring parishes would be highly valuable in representing shared community interests.</p> <p>Additionally, it was noted that it would be beneficial for Ward Councillors to have a dedicated three-minute speaking slot at the Committee Meeting if they are able to attend. Cllr Knight indicated that he would be willing to speak in support of Horsmonden PCs concerns.</p> <p>Cllr Davis proposed that the Clerk should contact neighbouring parishes and request their support at the upcoming Planning Committee meeting as well as approaching Ward Councillors; seconded Cllr Russell. Unanimous.</p>

Cllr Knight provided Cllrs with a comprehensive update on Borough-level matters. He discussed the Local Plan and recent changes to the National Planning Policy Framework (NPPF), noting a shift from a 4-year to a 5-year housing land supply requirement. He highlighted that if the Local Plan is adopted in its current form, a call for sites will be initiated, as the current plan only provides for a 3.9-year supply. Additionally, he reported that the Borough's housing target is set to increase from 678 to 1,098 homes (62% increase). He emphasised the importance of sustainability in future planning considerations.

Planning Application:	24/03101/FULL
Proposal:	<u>Proposed single storey side & rear extension</u>
Address:	Bramble Cottage 1 Churn Lane Horsmonden Tonbridge Kent TN12 8HL
Recommendation:	Approval
Proposal:	Cllr Davis; seconded Cllr Sheppard. Unanimous.
Comments:	Recommend approval. Reasonable improvement to the property. All works should be carried out in line with Horsmonden Parish Councils Sustainability policy

Planning Application:	24/03134/FULL
Proposal:	<u>Change of use of the land for the stationing of two mobile homes for Gypsy / Traveller Occupation, two touring caravans and associated hard and soft landscaping.</u>
Address:	Land East of Mouse Trap Farm Churn Lane Horsmonden Tonbridge Kent TN12 8HW
Recommendation:	Refusal
Proposal:	Cllr Davis; seconded Cllr Jenkinson. Carried.
Comments:	Recommend Refusal. Over development of the site and outside Limits to Build Development.

Planning Application:	24/03251/FULL
Proposal:	<u>Construction of detached 3-bay tractor store</u>
Address:	Grovehurst Grovehurst Lane Horsmonden Tonbridge Kent TN12 8BQ
Recommendation:	Approval
Proposal:	Cllr Russell; seconded Cllr Sheppard. Unanimous.
Comments:	Recommend approval. Reasonable facility in a rural location. All works should be carried out in line with Horsmonden Parish Councils Sustainability policy.

7. APPLICATIONS GRANTED AND REFUSED

Granted

Application	Location	PC comment	TWBC decision	Date
24/02079/FULL	Land North of August Pitts Farm, Churn Lane, Horsmonden, Tonbridge, Kent	No comment	Granted	17 December 2024

	TN12 8HW			
24/02474/FULL	Share Farmhouse, Brick Kiln Lane, Horsmonden, Tonbridge, Kent TN12 8ES	Approval	Granted	11 December 2024
24/02636/LBC	Bushes Farmhouse, Churn Lane, Horsmonden, Tonbridge, Kent, TN12 8HN	Approval	Granted	18 December 2024
24/02646/LBC	Pond House, Broadford, Goudhurst Road, Horsmonden, Tonbridge, Kent TN12 8EU	Approval	Granted	11 December 2024
24/02645/FULL	Pond House, Broadford, Goudhurst Road, Horsmonden, Tonbridge, Kent TN12 8EU	Approval	Granted	11 December 2024

Refused

Application	Location	PC comment	TWBC decision	Date
24/02741/FULL	Agricultural Shed Plot 3710, Lewes Heath Farm, Spelmonden Road, Horsmonden, Tonbridge, Kent TN12 8EE	Approval	Refusal	15 January 2025

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

The Clerk reported that, prior to the meeting, Cllr Larkin had sent an email regarding a plot of land in Marden, where the government have recently approved a development of 120 houses and a partial one-way system on a narrow lane. This application had been refused by both Marden Parish Council and Maidstone Borough Council.

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