

MINUTES OF HORSMONDEN PARISH COUNCIL
PLANNING COMMITTEE MEETING
HELD AT HORSMONDEN VILLAGE HALL
ON TUESDAY, 17 FEBRUARY 2026 AT 7:30PM

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Present:

Cllrs Richards, Larkin, Davis, Russell, Sheppard, Baxter-Smith & Baylis

In attendance:

Anna Blyth (Deputy Clerk)

1. APOLOGIES FOR ABSENCE

Cllrs Boon & Jenkinson.

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

DECLARATIONS OF INTEREST

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

None declared.

2. MINUTES OF PLANNING COMMITTEE MEETINGS

The Minutes of the Parish Council Planning Committee Meeting held on 16 December 2025 had been circulated beforehand by the Clerk. They were agreed for accuracy and proposed for acceptance by Cllr Larkin, seconded Cllr Sheppard 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.

No members of the public had requested to speak in the public session.

4. PLANNING

a) Applications/Submissions:

Planning Application:	26/00221/LBC
Proposal:	Listed Building Consent - Installation of lift
Location:	Capel Cross, Grovehurst Lane, Horsmonden, Tonbridge, Kent TN12 8BB
Recommendation	Approval
Proposal	Cllr Russell; seconded Cllr Davis. Unanimous.
Comments	Recommend approval as a reasonable installation to meet the needs of the present occupier, subject to the Conservation Officers comments. All works should be carried out in line with Horsmonden Parish Councils Sustainability policy.

Planning Application:	26/00206/FULL
Proposal:	Solar panels to front & rear roof slopes
Location:	Lockie Cottage, Gun Back Lane, Horsmonden, Tonbridge, Kent TN12 8NL
Recommendation	Approval
Proposal	Cllr Baxter-Smith; seconded Cllr Larkin. Unanimous.
Comments	Recommend approval. All works should be carried out in line with Horsmonden Parish Councils Sustainability policy.

5. UPDATE / FURTHER ACTIONS RE APPLICATION 24/00078/HYBRID BASSETTS FARM

It was noted that the Clerk had written to the Head of Planning at TWBC to formally express the Parish Council's disappointment following their review of the Section 106 agreement associated with this application. The correspondence set out Cllrs concerns in detail and requested clarification on a number of points. At the time of the meeting, no response had been received from TWBC.

6. FEEDBACK AND UPDATES ON PLANNING ENFORCEMENT MATTERS

The Deputy Clerk had circulated the latest quarterly report from TWBC to Cllrs in advance of the meeting. The report provided an update on all current planning enforcement matters within the parish, including cases under investigation and those where formal enforcement notices have been issued. Cllrs were invited to review the document and note the current position in respect of each case.

7. APPLICATIONS GRANTED AND REFUSED

Granted

- 25/02573/FULL – Ash Barn, School House Lane, Horsmonden, Tonbridge, Kent TN12 8BJ – The PC recommended refusal of this application. Permission was granted by TWBC on 17 December 2025.
- 25/02565/FULL – August Pitts Farm, Churn Lane, Horsmonden, Tonbridge, Kent TN12 8HW – The PC recommended approval of this application. Permission was granted by TWBC on 23 December 2025.
- 25/02587/FULL – The Heath Stores, The Heath, Horsmonden, Tonbridge, Kent TN12 8HT - The PC recommended approval of this application. Permission was granted by TWBC on 6 January 2026.
- 25/02348/LBC – Share Farmhouse, Brick Kiln Lane, Horsmonden, Tonbridge, Kent TN12 8ES - The PC recommended approval of this application. Permission was granted by TWBC on 9 January 2026.
- 25/02737/FULL - The Middle, 3 Gun Back Lane, Horsmonden, Tonbridge, Kent TN12 8NL - The PC recommended approval of this application. Permission was granted by TWBC on 2 January 2026.
- 25/02981/FULL - 1 Heathfield Cottages , Furnace Lane, Horsmonden, Tonbridge, Kent TN12 8LZ - The PC recommended approval of this application. Permission was granted by TWBC on 9 February 2026.

Refused

- 25/02672/FULL - Capel Manor House , Grovehurst Lane, Horsmonden, Tonbridge, Kent TN12 8BG – The PC recommended approval of this application. Permission was refused by TWBC on 21 January 2026.
- 25/02855/FULL - 2 Lewes Heath Cottages, Lewes Heath, Horsmonden, Tonbridge, Kent TN12 8AF - The PC recommended approval of this application. Permission was refused by TWBC on 23 January 2026.

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

A concern was raised regarding works recently undertaken on a listed building within the Parish. It was noted that, as the property is listed, these works may require the appropriate consents. The Deputy Clerk was asked to make the necessary enquiries and report back in due course.

The Deputy Clerk had circulated, in advance of the meeting, a response received from the planning agent regarding the proposed housing mix for the new development on Brenchley Road (application 25/02758/REM). Cllrs were asked to review the document, which will be included on the next agenda for 2 March, at which time they may wish to consider submitting further comments.

There being no further business, the meeting closed at 7.45pm.