

DRAFT MINUTES OF HORSMONDEN PARISH COUNCIL
PLANNING COMMITTEE MEETING
HELD AT HORSMONDEN VILLAGE HALL
ON TUESDAY, 15 SEPTEMBER 2026 AT 7:30PM

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Present:

Cllrs Richards, Boon, Davis, Russell, Sheppard and Baylis

In attendance:

Anna Blyth (Deputy Clerk)

Cllr Lynne Darrah (TWBC)

Non-attendance:

Cllr Baxter-Smith

1. APOLOGIES FOR ABSENCE

Cllrs Larkin and Jenkinson gave their apologies prior to the meeting.

These were accepted by Cllr Russell seconded Cllr Sheppard and voted for unanimously.

DECLARATIONS OF INTEREST

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

Cllr Richards declared an interest in planning application 26/01923/FULL - Horsmonden Sports Club and therefore took no part in the discussion or consideration of the application.

2. MINUTES OF PLANNING COMMITTEE MEETINGS

The Minutes of the Parish Council Planning Committee Meeting held on 11 August 2026 had been circulated beforehand by the Clerk. They were agreed for accuracy and proposed for acceptance by Cllr Boon, 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.

There were no members of the public registered to speak however, Cllr Lynne Darrah asked the Chair if she could speak briefly in relation to planning application 26/01677/FULL Orchard House.

Cllr Darrah reported that a neighbouring resident had raised concerns regarding potential flood risk associated with this application. Having reviewed the submitted information, Cllr Darrah commented that the technical details appeared to indicate that water would be appropriately managed however, given the complex nature of the information, she had sought clarification from the Case Officer on a number of points before forming a view on the matter.

A further update would be provided once a response has been received.

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

The Clerk had circulated the Chair of HDAG's review of the Landscape Management Plan (LMP) relating to the smaller development at Bassetts Farm (20 houses) to Cllrs prior to the meeting.

Cllrs discussed the review and agreed that, whilst there were no grounds for the PC to object to the LMP, clarification should be sought from the Case Officer on the following points:

1. **Funding:** Further details of the funding arrangements for the actions required under the LMP.
2. **Relationship with the LEMP:** Clarification of the relationship between the LMP for the 20-house development and the LEMP relating to the larger 120-house development.

It was also noted that PC would like to ensure that they are involved from the outset in discussions regarding the formation of a steering group for the larger development.

5. UPDATE / FURTHER ACTIONS RE APPLICATION 25/02758/REM LAND SOUTH OF BRENCHLEY ROAD

An update had been received from Lambert & Foster just before the meeting which confirmed that discussions with residents are progressing well regarding the proposed footpath on Branchley Road and are expected to be concluded by the middle of October.

The Clerk had raised concerns put forward by a resident regarding the proposed location of the crossing on Branchley Road and whether the latest plans indicate that it has moved. Lambert & Foster confirmed that the plans referred to are the S278

plans submitted by Fernham Homes to KCC for technical approval. These are based on the original approved planning drawings, with some minor technical amendments, but the crossing point itself has not moved.

6. PLANNING

a) Applications/Submissions:

Following full discussion for each application, the proposals for each item were as follows:

Planning Application:	26/01677/FULL
Proposal:	<u>Wildlife pond & integrated drainage scheme with associated works (part retrospective)</u>
Location:	Orchard House, Haymans Hill, Horsmonden, Tonbridge, Kent TN12 8BX
Recommendation	Neutral.
Proposal	Cllr Boon; seconded Cllr Sheppard. Unanimous.
Comments	The Parish Council neither support or oppose this application however they do hold concerns consistent with Southern Water's letter dated 11th September 2026 and would request that should planning be approved the recommendations by both Southern Water and KCC Public Rights of Way are implemented. Any works carried out should be in line with Horsmonden Parish Councils Sustainability policy.

Cllr Richards left the meeting, and Cllr Boon took over as acting Chair.

Planning Application:	26/01923/FULL
Proposal:	<u>(Retrospective) Change of use from sports pavilion to mixed use as Class F2 sports pavilion and Class E(b) cafe</u>
Location:	Horsmonden Sports Club, Maidstone Road, Horsmonden, Tonbridge, Kent TN12 8NE
Recommendation	Approval.
Proposal	Cllr Russell; seconded Cllr Boon. Unanimous.
Comments	The Parish Council are owners of the land on which this building stands and whilst they support this facility, which is valued by the community, they are concerned that the plans do not show a disabled toilet.

Cllr Richards returned to the meeting.

7. FEEDBACK AND UPDATES ON PLANNING ENFORCEMENT MATTERS

The Deputy Clerk advised that there were no new updates to report.

8. APPLICATIONS GRANTED AND REFUSED

Granted

- 26/00314/LBC - The Heath Stores , The Heath, Horsmonden, Tonbridge, Kent TN12 8HT - The PC recommended refusal of this application. Permission was granted by TWBC on 21 August 2026.
- 26/01298/FULL - Little Cacketts Farm, Haymans Hill, Horsmonden, Tonbridge, Kent TN12 8BX - The PC recommended approval of this application. Permission was granted by TWBC on 11 August 2026.
- 26/00611/FULL - 18 Orchard Crescent, Horsmonden, Tonbridge, Kent TN12 8LG - The PC remained neutral regarding this application. Permission was granted by TWBC on 11 August 2026.
- 26/01481/FULL - Church Cottage , Brick Kiln Lane, Horsmonden, Tonbridge, Kent TN12 8EJ - The PC recommended approval of this application. Permission was granted by TWBC on 13 August 2026.
- 26/01580/FULL - Ash Oast , School House Lane, Horsmonden, Tonbridge, Kent TN12 8BJ - The PC made no recommendation on this application. Permission was granted by TWBC on 4 September 2026.

Refused

- 26/01171/FULL - Tanglewood, Grovehurst Lane, Horsmonden, Tonbridge, Kent TN12 8BG - The PC recommended approval of this application. Permission was refused by TWBC on 7 August 2026.
- 26/01217/FULL - The Granary, Pullens Farm, Lamberhurst Road, Horsmonden, Tonbridge, Kent TN12 8ED - The PC recommended approval of this application. Permission was refused by TWBC on 27 August 2026.

9. OTHER PLANNING MATTERS (Discussion only – no decisions)

Cllr Richards briefly reported on the recent Parish Chair's meeting. In terms of planning, the meeting included discussion of the planning reform changes which will come into effect from 31/10/2026. It was also noted that there may be an extension to the current "Call for Sites" consultation period until the end of October.

The Chair will provide a full update on other matters at the next Full Council meeting on 5 October.

Cllr Richards also provided a brief update regarding the Gun and Spit Roast pub. Planning Enforcement have now visited the premises and the owner is seeking pre-application advice from TWBC. The owner is also seeking to appoint a planning consultant to act on his behalf, with a view to potentially submitting a retrospective application for Listed Building Consent (LBC). All works have currently paused.

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