DRAFT

MINUTES OF HORSMONDEN PARISH COUNCIL

PLANNING COMMITTEE MEETING

HELD AT HORSMONDEN VILLAGE HALL

ON TUESDAY, 20 OCTOBER 2026 AT 7:30PM

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Present:
Cllrs Richards, Larkin, Davis, Russell, Jenkinson, Sheppard and Baylis

In attendance:
Anna Blyth (Deputy Clerk)

1. APOLOGIES FOR ABSENCE

Cllrs Boon and Baxter-Smith gave their apologies prior to the meeting. These were accepted by Cllr Sheppard seconded Cllr Larkin and voted for unanimously.

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 15 September 2026 had been circulated beforehand by the Clerk. They were agreed for accuracy and proposed for acceptance by Cllr Davis, 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.

No members of the public had requested to speak.

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

The Deputy Clerk reported that Cllr Boon had recently raised concerns that the fence along the footpath leading to the sports ground had fallen to one side again, with wire protruding and potentially posing a risk to members of the public. The matter was reported to Persimmon Homes, who contacted the landowner. The Deputy Clerk confirmed that the fence has now been repaired.

The Deputy Clerk reported that efforts to gain access to the orchards at Bassett's Farm are ongoing, to inspect the trees and verify that they have been planted in accordance with the approved planning permissions. Lambert & Foster have advised that this is the landowners busiest time of year due to fruit picking and harvesting and have requested a further two weeks before access can be arranged.

The Deputy Clerk confirmed that the response from the Case Officer regarding the PCs queries relating to the draft Section 106 wording for the village hall contribution had been circulated to Cllrs. It was noted that the request for greater flexibility, in line with the Brenchley Road site, had not been accepted at this stage. It was agreed that as this remains a draft agreement, the final wording will be monitored, with further discussions to follow.

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

The Deputy Clerk reported that residents had raised queries regarding recent groundworks at the Brenchley Road site, in the area proposed for the new village hall. No further information was available and Cllrs were unaware of any details.

6. PLANNING

a) Applications/Submissions:

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

Planning Application:	26/01955/FULL
Proposal:	**Roadway**
Location:	Hayle Farm, Marle Place Road, Horsmonden, Tonbridge, Kent TN12 8DZ
Recommendation	Approval
Proposal	Cllr Larkin; seconded Cllr Russell. Unanimous.

Comments	Recommend approval as a considered improvement of the access. All works should be carried out in line with Horsmonden Parish Councils Sustainability policy

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

- 26/01561/FULL - Little Bassetts , Goudhurst Road, Horsmonden, Tonbridge, Kent TN12 8AT - The PC recommended approval of this application. Permission was granted by TWBC on 8 October 2026.
- 26/01800/FULL - Hoppers, Brenchley Road, Horsmonden, Tonbridge, Kent TN12 8DN - The PC recommended approval of this application. Permission was granted by TWBC on 6 October 2026.
- 26/01637/FULL - Ash Oast , School House Lane, Horsmonden, Tonbridge, Kent TN12 8BJ - The PC recommended approval of this application. Permission was granted by TWBC on 15 September 2026.
- 26/01643/FULL - Lockie Cottage , Gun Back Lane, Horsmonden, Tonbridge, Kent TN12 8NL - The PC recommended approval of this application. Permission was granted by TWBC on 8 October 2026.
- 26/00525/SUB - Bassetts Farm , Goudhurst Road, Horsmonden, Tonbridge, Kent TN12 8AS - The PC recommended refusal of this application. Permission was granted by TWBC on 9 September 2026.

Refused

- 26/01537/LBC - Sprivers, Lamberhurst Road, Horsmonden, Tonbridge, Kent TN12 8DR - The PC recommended approval of this application. Permission was refused by TWBC on 25 September 2026.
- 26/01538/LBC - Sprivers, Lamberhurst Road, Horsmonden, Tonbridge, Kent TN12 8DR - The PC recommended approval of this application. Permission was refused by TWBC on 30 September 2026.

Withdrawn

- 26/01482/LBC - Church Cottage , Brick Kiln Lane, Horsmonden, Tonbridge, Kent TN12 8EJ

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

The Deputy Clerk confirmed receipt of the planning appeal decision for 26/00444/FULL - Manchester House, The Heath, Horsmonden shortly before the meeting. The decision had been circulated to Cllrs for their consideration. It was noted that the appeal had been dismissed by the Planning Inspectorate.

There being no further business, the meeting closed at 7.46pm