

MINUTES OF HORSMONDEN PARISH COUNCIL
PLANNING COMMITTEE MEETING
HELD AT HORSMONDEN VILLAGE HALL
ON TUESDAY, 18 MARCH 2025 AT 7:30PM

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Present:

Cllrs Richards, Larkin, Davis, Russell, Jenkinson, Sheppard and Baxter-Smith

In attendance:

Anna Blyth (Deputy Clerk)

Mr Andrew Winsor (Chair of HDAG)

Non-attendance:

Cllr Baylis

1. APOLOGIES FOR ABSENCE

Cllr Darrah.

Cllr Sheppard voted in favour of accepting the reasons for absence, seconded Cllr Russell. 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 18 February 2025 had been circulated beforehand by the Clerk. They were agreed for accuracy and proposed for acceptance by Cllr Davis, seconded Cllr Jenkinson 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. UPDATE FOLLOWING FIRST COMMUNITY LIAISON MEETING RELATING TO APPLICATION 19/03657/REM BASSETTS FARM

The Deputy Clerk showed a copy of the presentation that had been prepared by Persimmon Homes and delivered by them at the Community Liaison Meeting on the 6th March. The meeting was attended by Cllr Russell, Cllr Davis and the Deputy Clerk.

Attendees gave a brief overview of the topics discussed and the concerns that were raised by residents. The primary areas of discussion were:

1. The proposed positioning of the sales office on Goudhurst Road.
The developer has proposed situating the sales office at the entrance of the site on Goudhurst Road however, several residents expressed concerns that this location may not be suitable due to its close proximity to the road, potentially posing safety risks and traffic issues. The developer acknowledged these concerns and confirmed that they would review the location. As an alternative, they suggested expediting the construction of Plots 1 and 2 and using one of these plots as a sales office.
A further update regarding this matter will be provided at the next meeting.
2. The new footway on Goudhurst Road
Residents expressed concerns regarding the absence of a passing place on the new footway along Goudhurst Road. The developer stated that they did not have the specific details of the footway at the time but would provide further information at the next meeting. However, it was noted that the footway has already been approved by KCC Highways.
It was also confirmed that construction of the footway is expected to take place during the summer school holidays to minimize disruption.
3. Existing sewerage network
Residents raised concerns regarding the capabilities of the existing sewerage system given the problems already being experienced by those living close to the development. The developer acknowledged the concerns raised and confirmed that they would investigate and provide an update at the next meeting.

Cllr Russell confirmed that Persimmon Homes have booked the village hall for the next meeting on 30th April 2025 between 4pm and 7pm.

4. 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 Class E(e)) with associated access, parking and landscaping.</u>
Address:	Bassetts Farm, Goudhurst Road, Horsmonden, Tonbridge, Kent TN12 8AS
Recommendation:	Refusal
Proposal:	Cllr Baxter-Smith; seconded Cllr Larkin. Unanimous.
Comments:	<p>The Chair permitted Mr Winsor (as Chair of the Horsmonden Development Advisory Group - HDAG –a working group of the Council) to contribute to the discussion under this application.</p> <p>Mr Winsor gave a summary to Cllrs of the comments already submitted by the Bassett's Farm Forum (BFF) in respect of the recent updates to this application.</p> <p>After discussion between Cllrs, Cllr Baxter-Smith proposed that the PC write a letter to the TWBC Case officer with specific reference to the northern section of Restricted Byway WT340A and stating the following:</p> <p><i>"The Parish Council would like to highlight the discrepancy between Technical Note 7 as submitted by Persimmon Homes and the Bassetts Farm Forum's response relating to the width and weight carrying capacity of the roadway excluding soft verges. Given the level of risk and restriction for potential use by a fire appliance we would suggest and request an independent engineering report to confirm suitability as an emergency access.</i></p> <p><i>All previous comments to other parts of the application remain unaddressed.</i></p> <p><i>For these reasons we maintain our recommendation for refusal."</i></p> <p>It was further proposed by Cllr Baxter-Smith that a copy of this letter be sent to Kent Fire & Rescue.</p> <p>These proposals were seconded by Cllr Larkin and voted for unanimously by those present.</p>

Planning Application:	25/00441/FULL
Proposal:	<u>Single storey extension to wagon shed & alterations to existing building to form ancillary residential space</u>
Address:	Old Barn Cottage, Yew Tree Green Road, Horsmonden, Tonbridge, Kent TN12 8HR
Recommendation:	Approval
Proposal:	Cllr Davis; seconded Cllr Sheppard. Unanimous.
Comments:	Recommend acceptance as reasonable development to the property. The building should remain ancillary to the main residence. All works should be carried out in line with Horsmonden Parish Councils Sustainability policy.

Planning Application:	25/00442/LBC
Proposal:	<u>Listed Building Consent - Single storey extension to wagon shed & alterations to existing building to form ancillary residential space</u>
Address:	Old Barn Cottage, Yew Tree Green Road, Horsmonden, Tonbridge, Kent TN12 8HR
Recommendation:	Approval
Proposal:	Cllr Russell; seconded Cllr Sheppard. Unanimous.
Comments:	Recommend acceptance as reasonable development to the property subject to the Conservation Architects opinion. The building should remain ancillary to the main residence. All works should be carried out in line with Horsmonden Parish Councils Sustainability policy.

Planning Application:	25/00485/FULL
Proposal:	<u>Proposed timber and glass link between house and barn.</u>
Address:	Spring Farm, Goudhurst Road, Horsmonden, Tonbridge, Kent TN12 8AY
Recommendation:	Approval
Proposal:	Cllr Russell; seconded Cllr Jenkinson. Unanimous.
Comments:	Recommend acceptance as a suitable modest link. All works should be carried out in line with Horsmonden Parish Councils Sustainability Policy.

Planning Application:	24/03267/FULL
Proposal:	<u>Fitting of solar panels to roof of ancillary outbuilding to rear of property.</u>
Address:	Birch Cottage, Green Road, Horsmonden, Tonbridge, Kent TN12 8JS
Recommendation:	Approval
Proposal:	Cllr Baxter-Smith; seconded Cllr Davis. Unanimous.

Comments:	Recommend approval. All works should be carried out in line with Horsmonden Parish Councils Sustainability policy.
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Planning Application:	25/00167/FULL
Proposal:	<u>Replacement of tiled roof area with in-roof solar panels, install a battery and air source heat pump.</u>
Address:	Swigs Hall, Maidstone Road, Horsmonden, Tonbridge, Kent TN12 8DG
Recommendation:	Approval
Proposal:	Cllr Baxter-Smith; seconded Cllr Russell. Unanimous.
Comments:	Recommend approval. All works should be carried out in line with Horsmonden Parish Councils Sustainability policy.

5. APPLICATIONS GRANTED AND REFUSED

Granted

Application	Location	PC comment	TWBC decision	Date
24/02842/FULL	Rectory Park, Rectory Park Road, Horsmonden, Tonbridge, Kent TN12 8EH	Approval	Granted	14 th February 2025
24/02843/LBC	Rectory Park, Rectory Park Road, Horsmonden, Tonbridge, Kent TN12 8EH	Approval	Granted	14 th February 2025
24/03101/FULL	Bramble Cottage, 1 Churn Lane, Horsmonden, Tonbridge, Kent TN12 8HL	Approval	Granted	24 February 2025
24/03251/FULL	Grovehurst, Grovehurst Lane, Horsmonden, Tonbridge, Kent TN12 8BQ	Approval	Granted	7 March 2025

Refused

Application	Location	PC comment	TWBC decision	Date

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

No other planning matters were raised.

There being no further business, the meeting closed at 8.15pm.