

MINUTES OF HORSMONDEN PARISH COUNCIL

PLANNING COMMITTEE MEETING

HELD AT HORSMONDEN VILLAGE HALL

ON TUESDAY, 22 JULY 2025 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 & Baxter-Smith.

Cllr Mobbs.

Cllr Russell 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 17 June 2025 had been circulated beforehand by the Clerk. They were agreed for accuracy and proposed for acceptance by Cllr Baylis, seconded Cllr Davis 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:	25/01197/FULL
Proposal:	<u>Change of use of outbuilding from ancillary residential purposes to single dwellinghouse. Retrospective - vehicular access, boundary gate & hardstanding driveway</u>
Location:	Park Farm, Smallbridge Road, Horsmonden, Tonbridge, Kent TN12 8EP
Recommendation	Approval
Proposal	Cllr Davis; seconded Cllr Sheppard. Unanimous.
Comments	Recommend approval. Reasonable development of the property. However, it would be beneficial to all parties to clarify the boundaries between the two properties. All works should be carried out in line with Horsmonden Parish Councils Sustainability policy.

Planning Application:	25/01630/FULL
Proposal:	<u>2-storey side and rear extension, including the construction of a new first floor balcony to the side of the dwelling</u>
Location:	Manor House, Maidstone Road, Horsmonden, Tonbridge, Kent TN12 8HG
Recommendation	Refusal
Proposal	Cllr Larkin; seconded Cllr Sheppard. Unanimous.
Comments	Recommend refusal. Over development of an already substantial property in a rural setting.

5. APPLICATIONS GRANTED AND REFUSED

Granted

Application	Location	PC comment	TWBC decision	Date
24/03134/FULL	Land East Of Mouse Trap Farm, Churn Lane,	Refusal	Granted	26 June 2025

	Horsmonden, Tonbridge, Kent TN12 8HW			
25/00817/LBC	Spring Farm , Goudhurst Road, Horsmonden, Tonbridge, Kent TN12 8AY	Approval	Granted	8 July 2025
25/01005/FULL	4 Elphicks Farm Cottages , Spelmonden Road, Horsmonden, Tonbridge, Kent TN12 8EL	Approval	Granted	13 June 2025
25/00982/FULL	Former Farm Workers' Accommodation, Spelmonden Farm, Goudhurst, Cranbrook, Kent	Approval	Granted	3 July 2025
25/01154/FULL	2 East View Cottage , Back Lane, Horsmonden, Tonbridge, Kent TN12 8NJ	Approval	Granted	11 July 2025
25/01103/FULL	Lambkins Lodge , School House Lane, Horsmonden, Tonbridge, Kent TN12 8BJ	Approval	Granted	9 July 2025
25/01152/FULL	The Business Centre , Green Road, Horsmonden, Tonbridge, Kent TN12 8JS	Approval	Granted	8 July 2025
25/01153/ADV	The Business Centre , Green Road, Horsmonden, Tonbridge, Kent TN12 8JS	Approval	Granted	8 July 2025
25/01045/FULL	OS Plot 3710, Lewes Heath, Horsmonden, Tonbridge, Kent	Refusal	Granted	7 July 2025

Refused

Application	Location	PC comment	TWBC decision	Date

Withdrawn

Application	Location	PC comment	TWBC decision	Date
25/01236/LBC	Spring Farm , Goudhurst Road, Horsmonden, Tonbridge, Kent TN12 8AY	Approval	Withdrawn	26 June 2025

6. Application [25/01269/FULL](#) Land To The Rear Of August Pitts

Farm Churn Lane Horsmonden Tonbridge Kent TN12 8HW- Change of use of the land for the stationing of 1 mobile home, 1 day room and 1 touring caravan for Gypsy / Traveller accommodation.

Associated hard and soft landscaping (Part retrospective) .

Request for Borough Councillors to ‘call in’ this application to be decided by Planning Committee rather than delegated planning officer.

The Deputy Clerk confirmed that, despite Borough Councillors initiating the call-in process, unfortunately the deadline had already passed and the application could not be called in.

7. CONSULTATION

Ministry of Housing , Communities and Local government : Reform of Planning Committees : technical consultation

<https://www.gov.uk/government/consultations/reform-of-planning-committees-technical-consultation/reform-of-planning-committees-technical-consultation#introduction> ends 23 July 2025

The Deputy Clerk had circulated this consultation to Cllrs prior to the meeting for their review. After discussion it was agreed that the following response should be submitted:

‘Horsmonden Parish Council agree and support the response provided by Tunbridge Wells Borough Council [Tunbridge Wells Borough Council \(TWBC\) Response to Reform of Planning Committees: Technical Consultation](#).

In particular they concur with the Borough Council’s response to Question 2, paragraph 2 (page 11) and have particular concerns with regards to the potential dilution of the Parish Council’s contribution of local knowledge and expertise .’

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

Cllr Larkin confirmed that she had taken measurements of the new fencing at Grovehurst Grange to submit to Planning Enforcement and assist with their investigations.

Cllr Richards asked whether anything further had been heard from Planning Enforcement regarding the new fence at Lockie Cottage, Gun Back Lane. The Deputy Clerk advised that this case had been allocated to an Officer who has been liaising with the landowner. It was agreed that the Deputy Clerk would request an update and report back to Cllrs accordingly.

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