

MINUTES OF HORSMONDEN PARISH COUNCIL
PLANNING MEETING HELD IN HORSMONDEN VILLAGE HALL, HORSMONDEN
AT 7.30 P.M. ON TUESDAY 24TH APRIL 2018

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Present: Cllrs Richards (Chair), Stevens, Davis, Larkin, Russell, Jenkinson, and March.

In attendance Lucy Noakes (Clerk)
6 members of the Public

Declarations of Interest: Declarations of pecuniary and non-pecuniary interests in accordance with the Code of Conduct were invited. None were declared.

1. APOLOGIES FOR ABSENCE

None.

2. PUBLIC SESSION

A resident spoke about the development at Bassett's Farm, making the following points for the council to take into consideration when debating:

- the area currently provides an attractive, open, green, rural end to the village; this will be lost to housing, paving and fencing with very minimal green incorporated
- the exit from the planned site on to the Goudhurst Road is dangerous with poor visibility to the left and right and many more cars pulling out will create a hazardous junction
- no parking space has been provided for the residents of Station Cottages on the Goudhurst Road, it will be extremely dangerous if they are forced to park along the Goudhurst Road opposite the entrance to the development.

3. PLANNING

3.1 Applications/Submissions:

Planning Application No:	TW/18/00685/REM
Proposal:	<u>Reserved matters application for the erection of 16 dwellings together with details relating to the siting, layout, scale and appearance of the proposed and existing buildings, the provision and distribution of affordable housing, and the internal access roads, parking and landscaping</u>
Location:	Bassett's Farm Goudhurst Road Horsmonden Tonbridge Kent TN12 8AS
Recommendation:	Refusal
Proposal:	Cllr Davis, seconded Cllr Stevens, unanimous
Comments:	Recommended refusal on the following grounds: 1). The footpath. The footpath on the Goudhurst Road as currently shown on the drawings, is not feasible. The submission ignores the fact that the introduction of the footpath reduces the carriageway width below acceptable levels (5.5m). For example, fruit storage articulated lorries to local packing businesses will not be able to pass each other without stopping to retract their wing mirrors. The consequences of this will be traffic congestion. 2) Parked Cars. Parked cars for Station Cottages displaced from

	<p>the site will be forced to park on the Goudhurst Road. This in turn has the potential for causing traffic congestion and could seriously impede construction traffic.</p> <p>3) Highways. There is no submission from KHS regarding the traffic safety at the entrance on the busy Goudhurst Road.</p> <p>4) Main access. The main access bell mouth is of an inadequate width to cater for large vehicles.</p> <p>5) Access roads. The access road to New Bassett's Cottages and the farm access road are only 3m wide and the verges will be lost with no passing spaces. Farm traffic requires at least 3.5m width. The farmer here uses a power harrow which is 3.5m wide.</p> <p>6) Listed Building. There is no listed Building plan submitted for the car barn for house number 1, which we understand to be a Grade II listed building.</p> <p>7) Car Parking/turning spaces. Inadequate visitor's car parking spaces allowed for in the development. The consequences are that these people will park on the farm track and block it or the main road causing further congestion. The PC do not like the idea of a shared parking space between houses 6 & 7 as this could lead to neighbour conflict.</p> <p>Lack of turning area at the top of the road for houses 6-10 hence vehicles will not be able to turn and this could cause problems for delivery vehicles especially.</p> <p>8) Inaccuracies in the literature, e.g.:</p> <ul style="list-style-type: none"> - There is a discrepancy in house 16 in that some parts of the literature refer to 8 people living there and other places 9 are mentioned. - gas boilers are mentioned in the literature and yet there is no gas mains available in the area - The report seems several years out of date in that the literature mentions amenities no longer available i.e. 2 pubs, post office, news agents. <p>9) Landscaping and visual impact. There is inadequate information about the landscaping and vegetation planting to be able to assess the suitability for the site.</p> <p>10) Visual impact from the Goudhurst Road. Dwellings 1 & 2 seem overly imposing and not in keeping with the rural entrance to the village. The Parish Council would prefer to see slightly smaller dwellings on these plots and more use of the weather boarding styles (i.e. type D house) to lighten the impact and be more in keeping with neighbouring properties.</p>
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Planning Application No:	TW/18/00975/FULL
Proposal:	<u>Removal of full length windows and door on north west elevation at ground floor level, and replacement with low level clad-wall and windows</u>
Location:	4 Orchard Heights Furnace Lane Horsmonden Tonbridge Kent TN12 8LX
Recommendation:	Approval
Proposal:	Cllr Russell, seconded Cllr Jenkinson. Unanimous.
Comments:	Recommended approval. Acceptance as a reasonable alteration.

Planning Application No:	TW/18/00953/FULL
Proposal:	Erection of two-storey side extension
Location:	1 Elphicks Farm Cottages Spelmonden Road Horsmonden Tonbridge Kent TN12 8EL
Recommendation:	Refusal
Proposal:	Cllr Larkin, seconded Cllr March. Carried.
Comments:	Recommended refusal. The property is already extended to the maximum bulk for a rural setting.

3.2 Applications granted and refused.

Applications Granted

TW/17/03553/FULL- Agricultural Barn, School House Lane.
 TW/17/04252/FULL – Commercial Units, Land to the North of Spelmonden Farm
 TW/18/00605/LBC – Hayman’s Hill Farmhouse, Hayman’s Hill
 TW/18/00103/FULL – Mulberry House, Maidstone Road.
 TW/18/00212/FULL – 4 Gun Back Lane
 TW/18/00335/FULL – Pond OS Plot 3666, Grovehurst Lane.
 TW/18/00070/FULL – 12 Orchard Way
 TW/18/00268/FULL – Elphicks Oast, Spelmonden Road
 TW/17/00763/FULL – Land West of Maidstone Road.

Applications refused.

TW/17/04114/FULL – Woodpeckers, Castlemaine Oast
 TW/17/04115/LBC - Woodpeckers, Castlemaine Oast

3.3 Other planning matters (discussion only – no decisions)

The Clerk reported that the temporary caravan which was given permission to be at Shire Horse Barn, Yew Tree Green Lane (previously Barn S. of Yew Tree Green Farm) had now been removed from the site.

Councillors had received information that some orchard was being used as residential garden at 1 Lewes Heath Cottages. The residents had requested permission to convert this land from orchard to residential a while ago and permission had been refused. However, it appeared that in spite of this there was garden paraphernalia on the site. Clerk to ask the enforcement officer to look into this.

It was also reported that there was activity at the land opposite Gafford’s Bridge Cottages, with soil being moved and diggers on site. This could be part of the works requested by enforcement officers to bring the site back to its former state, however it was felt prudent to ask for further information about this from the enforcement officer.

There being no further business, the meeting closed at 9.25pm