



Local Government for Langton Green, Speldhurst, Ashurst and Old Groombridge

**Minutes of an Online Planning Committee Meeting held at 7.30pm on
Monday 18th January 2021
Applications for Consideration and Discussion via Electronic Communication**

MEMBERS PRESENT

Cllrs Ellery (Chairman), Rajah, Rowe, Turner, Barrington-Johnson, Langridge and Myles

OFFICERS PRESENT

Mrs Kate Harman – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT

There were two members of the public present.

1. **Welcome by the Chairman**
The Chairman welcomed everyone to the meeting.
2. **To enquire if anyone intends to record the meeting**
No one present intended to record the meeting.
3. **To receive and approve apologies and reasons for absence**
There were none.
4. **Disclosures of Interests**
5. **Declarations of Lobbying**
There were none.
6. **Minutes**
RESOLVED that the minutes of the Planning Committee meetings held on 15th December 2020 be approved as a correct record and signed by the Chairman.
7. **Matters Arising**
All matters arising would be dealt with under item 11 Compliance Issues.

8. **Public Open Session**

There were two members of the public present. Mr Richard Larkin was attending regarding the TWBC Pre-Submission Local Plan and Mr Roger Cartwright was attending regarding the appeal on application no. 20/01090/Full for 17 Holmewood Ridge, Langton Green.

Mr Larkin had raised objection previously to site no. 231 – Land adjacent to Ferbies, Speldhurst and wished to update councillors as follows:-

- New TPO's had been registered on the plot which reduced the visibility splay onto the Langton Road from approximately 30m to approximately 10-15m. Bearing in mind KCC Highways had rejected the plot previously on the grounds of insufficient splay (at 30m), he said that the reduced visibility should therefore disqualify the plot from being suitable.
- Other reasons for previous rejection – wild orchid and yellow rattle in the field – were also still applicable.
- Results from the Parish Plan clearly indicated that residents did not want development on Greenfield sites in the parish.
- He had received a letter from Greg Clark MP in support of his objections.
- A previous rear entry onto his plot from the Langton Road had been blocked due to safety issues.

The Chairman agreed that item 13 on the agenda – TWBC Draft Local Plan – could be discussed at this point in the meeting. He thanked Mr Larkin for updating councillors and noted the recently registered TPOs. He said that once the Plan entered into public consultation phase, SPC's Full Council would revisit the application. When the matter was discussed previously the parish council had remained neutral. The Assistant Clerk was asked to find out if KCC Highways would be a consultee again and to add the matter to the February planning agenda. It was noted that TWBC had advised SPC that a grasslands survey would be carried out and the results shared with SPC. The Assistant Clerk was asked to find out the outcome of the survey and report back.

Mr Roger Cartwright was attending the meeting to object to the planning appeal for application no. 20/01909/FULL – see item 9. He made the following points:

- This application had received considerable local opposition.
- He did not think that there was demand in the area for 5 bedroom properties and additionally that it would not help the current housing supply needs;
- The property would have a very negative impact on the amenity in the area;
- Emerging housing policies were against building on AONB and Greenbelt.

Cllr Langridge advised that he was aware of recent archaeological surveys being carried out in the area which may affect the application. It was agreed that he would draft a response to the appeal for submission on behalf of SPC.

9. **Planning Appeals** **20/01909/FULL**

Location: 17 Holmewood Ridge, Langton Green, Tunbridge Wells

Proposal: Subdivision of the plot and erection of a new five bed dwelling and garage, including the provision of a new access road and re-sited garage for 17 Holmewood Ridge. See item 8 above.

10. **Planning applications for discussion and decision**

20/03760/FULL

Location: 29A Holmewood Ridge, Langton Green, Tunbridge Wells, TN3 0ED

Proposal: Garage conversion to form home office.

Decision: Remain neutral, leave to Planning Officer.

On inspection, councillors were unable to locate a site notice.

20/03722/FULL

Location: 5 Mercers, Langton Green, Tunbridge Wells, TN3 0DE

Proposal: Single storey rear extension and a two-storey side extension.

Decision: Remain neutral, leave to Planning Officer.

20/03667/FULL

Location: 8 Roopers, Speldhurst, Tunbridge Wells, TN3 0QL

Proposal: Single storey rear extension, addition of front and rear dormer windows and alterations to fenestration.

Decision: Remain neutral, leave to Planning Officer.

20/03670/FULL

Location: The Oast House, Lower Church Farm, Speldhurst Hill, Speldhurst, Tunbridge Wells, TN3 0NJ

Proposal: Installation of new enlarged windows and addition of single storey extension; internal alterations.

Decision: Remain neutral, leave to Planning Officer.

20/03654/FULL

Location: Cranford Cottage, Penshurst Road, Speldhurst, Tunbridge Wells, TN3 0PH

Proposal: Single storey rear extension.

Decision: We remain neutral however note the discrepancy between the plan and the application form regarding trees and hedges and trust that no trees will be felled.

20/03584/FULL

Location: Bradleys (Speldhurst) Ltd, Speldhurst Hill, Speldhurst, Tunbridge Wells TN3 0NG

Proposal: Variation of Condition 2 (Approved Plans) of 19/00044/LBC - Proposed second floor level is raised due to the discovery of existing structural cambered beams which were hidden in the grain bin floor void; Existing timber struts/tie beams and grain bins at second floor above the mill machinery end of the building are retained and the proposed bedroom 3 space is changed in order to fit around these existing features; Main stair arrangement and location changes to fit around existing structural features which are being retained; Internal layout changes and ground floor levels to habitable rooms raised in accordance with Environmental Agency flood mitigation measures; First floor master bedroom floor level is raised in order to provide suitable head height to habitable rooms below; General internal layout changes but the number of bedrooms and general areas are essentially the same; Minor fenestration update to include a fixed timber door with small window to replace the existing door at first floor level on proposed front elevation (north-east facing); Minor fenestration change to include a new timber boarded door at

second floor level for the purpose of egress and satisfy building regulations means of escape on proposed left flank elevation (south-east facing).

Decision: Remain neutral, leave to Planning/Conservation Officer.

20/03583/FULL

Location: Bradleys (Speldhurst) Ltd, Speldhurst Hill, Speldhurst, Tunbridge Wells TN3 ONG
Proposal: Variation of Condition 2 (Approved Plans) of 19/00043/FULL - Proposed second floor level raised, Existing timber struts/tie beams and grain bins at second floor above the mill machinery end of the building retained and the proposed bedroom 3 space is altered, Main stair arrangement and location changes to fit around existing structural features to be retained; Internal layout changes and ground floor levels to habitable rooms raised; First floor master bedroom floor level raised in order to provide suitable head height, General internal layout changes, Minor fenestration update to include a fixed timber door with small window to replace the existing door at first floor level on proposed front elevation (north-east facing); Minor fenestration change to include a new timber boarded door at second floor level (south-east facing).

Decision: Remain neutral, leave to Planning Officer.

20/03550/FULL

Location: Brambleshaw, Bullingstone Lane, Speldhurst, Tunbridge Wells TN3 OJY

Proposal: A below ground, outdoor swimming pool with associated external plant room.

Decision: Remain neutral, leave to Planning Officer.

20/03474/FULL

Location: 25 Dornden Drive, Langton Green, Tunbridge Wells TN3 OAA

Proposal: Demolition of rear conservatory and study; erection of single storey front and rear extensions.

Decision: Remain neutral, leave to Planning Officer.

20/03390/FULL

Location: Ashurst Place, Lampington Row, Langton Green, Tunbridge Wells TN3 OJG

Proposal: Proposed replacement storage shed; proposed hardcore parking area.

Decision: Remain neutral, leave to Planning Officer.

20/03357/FULL

Location: Quarry House, Groombridge Road, Groombridge, Tunbridge Wells TN3 9PS

Proposal: New below ground swimming pool with stone terrace.

Decision: Remain neutral, leave to Planning Officer. Given the location, we would like to see some requirement for smaller vehicles if large volumes of soil need to be removed.

20/03807

Location: Broom Cottage, Monteith Close, Langton Green, Tunbridge Wells, TN3 OAD

Proposal: Loft conversion to include a dormer window to the rear elevation, change from a hip to gable on the west elevation, addition of a gablet on the east elevation, changes to two first floor windows on the front elevation and rooflights in the roof slope of the front elevation.

Decision: Remain neutral, leave to Planning Officer.

20/03752

Location: Ash House, Furzefield Avenue, Speldhurst, Tunbridge Wells, TN3 0LD

Proposal: Extension to previously approved open metal pergola structure and associated landscaping.

Decision: Remain neutral, leave to Planning Officer.

11. Compliance Issues

- a) Little Mallett – The Assistant Clerk had received an email from KCC apologising for the delay in their response and advising that a new member of staff would be dealing with the matter of the boundary encroaching onto KCC land as a matter of urgency.
- b) Ashurst Place – Cllr Langridge had been advised by concerned residents that work was continuing on the property, despite there being no current planning permission in place. The Assistant Clerk had written to the TWBC Planning Officer regarding these concerns.

12. TWBC Green Spaces Consultation

Cllr Barrington-Johnson had reviewed the existing register and produced a spreadsheet indicating which areas of SPC land were not currently on the register and these were discussed. Cllr Ellery thanked Cllr Barrington-Johnson for the work he had put into the consultation. It was **RESOLVED** that the Assistant Clerk would respond to the consultation requesting that SPC's land in the following locations be added to the register: Lampington Row; Roopers Orchid Park; Roopers Oak Tree Park; The Boundary entrance by Longmeads and The Boundary strip adjacent to the A264. Land at Ashurst Hill was considered too small and would therefore not be included in the register.

13. TWBC Draft Local Plan

The Pre-Submission Local Plan had been published and was about to enter the committee cycle before being 'published' for the next stage of public consultation in the spring. Councillors queried whether site 231 still had Rural Exception Site designation.

14. Planning Committee Terms of Reference

It was **RESOLVED** that SPC's Planning Committee Terms of Reference be adopted with the following amendments:

Item 7 be amended to read: Extensions to these dates may, on occasion, be required 'and the clerk will endeavour to secure such'. Additionally, a further paragraph would be added regarding the TW Agreement which Cllr Barrington-Johnson would draft for approval by the Chairman before being taken to Full Council for approval.

15. Land to the West of Rusthall Recreation Ground, Southwood Road, Rusthall, Tunbridge Wells

Cllr Mrs Podbury had advised the planning committee that TWBC were hoping to review the planning permission on this plot of land which had now expired. Councillors would re-comment on the application, repeating their previous objections when it came to committee.

16. Items for Information

- Cllr Turner said that he preferred the Clerk's notes, allocations and agenda being merged into one document by the Assistant Clerk as it made it meant less paperwork in the meeting.

There being nothing further to discuss, the meeting finished at 9.19pm.

Chairman

DRAFT