



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

**Minutes of an Online Planning Committee Meeting held at 7.30pm on
Wednesday 5th August 2020
Applications for Consideration and Discussion via Electronic Communication**

MEMBERS PRESENT: Cllrs Ellery (Chairman), Barrington-Johnson, Rajah, Turner and Langridge.

OFFICERS PRESENT: Mrs Kate Harman – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There were 5 members of the public present.

1. **Welcome by the Chairman:** Cllr Ellery 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:** Apologies were received from Cllrs Rowe and Scarbrough.
4. **Disclosures of Interests:** There were none.
5. **Declarations of Lobbying:** There were none.
6. **Minutes: RESOLVED** That the minutes of the Planning Committee meetings held on 13th July 2020 be approved as a correct record and signed by the Chairman.
7. **Matters Arising:** All matters related to compliance issues and were to be discussed under item 12 Compliance, on the agenda.
8. **Public Open Session:** Tim Rolfe, Lindsay Garka, Lee Oliver, Helen Kirk and John Fitzsimmons were all residents of Stockland Green Road and objected to application 20/01616/FULL with the following points: the grounds the application was rejected on previously still remained, in particular: it is still a development on greenbelt land and an Area of Outstanding Natural Beauty; the visibility splays are still not achievable; the urbanist architecture is out of keeping and character with the distinctive landscape, it is still not a sustainable area and the infrastructure could not withstand the development. It is already an over-trafficked road with regular speeding and the development would exacerbate the issue. The environmental report was inaccurate – the hedgerows are ancient and house various wildlife. The

development would be disastrous for the area, for wildlife and plant species. The land was divided into 32 separate plots 15 years ago with the intention of development and the concern was if the development were allowed, it may set a precedent for development on the remaining agricultural land.

Cllr Rajah invited members of the public to attend the next meeting of the Highways Committee where issues regarding the volume and speed of traffic along Stockland Green Road would be discussed.

9. **Appointment of Vice-Chairman to the Planning Committee:** **RESOLVED** that Cllr Rajah would become the Vice-Chairman of the Planning Committee.
10. **Planning Appeals:** there were none.
11. **Planning applications for discussion and decision:**

20/01616/FULL

Location: Land South of Stockland Green Road, Stockland Green Road, Speldhurst, Tunbridge Wells, Kent.

Proposal: Erection of 2 new build detached dwellings.

Decision: We object.

The development would be on greenbelt land and would represent encroachment into the countryside. It would harm the openness of the greenbelt.

The development is on a greenfield site and would not represent infilling and we are concerned that it would set a precedent resulting in the whole field being changed to residential use.

The development is not sustainable because Stockland Green does not have good transport or Infrastructure. We note the new buildings have some environmentally friendly features but this does not offset the damage to the local habitat. Private vehicles are the only viable means of reaching the properties.

We note the change in design and landscaping scheme but this still results in urbanisation of the AONB and particularly this rural lane.

We note the ecological survey but it should be noted the hedge is a mature hedge which has been in place for decades and greatly contributes to the character of the area and we are concerned about the resulting loss of wildlife habitat.

We note the plan visibility splays and cannot see how they are workable without removing even more vegetation on neighbouring properties than already planned.

We note the transport report and that Stockland Green Road is already hazardous owing to traffic. Additional vehicle movement will exacerbate this and we are also concerned about the safety of the egress from the properties.

We are concerned about the loss of viable actively cultivated agricultural land.

We are concerned about potential loss and damage to the mature trees which we note are on or neighbouring the site, one of which includes a TPO.

20/01812/FULL

Location: 1 Oxlea, Langton Green, Royal Tunbridge Wells, Kent TN3 0BX

Proposal: Demolition of existing garage. Erection of single storey side extension with roof windows.

Decision: Remain neutral, leave to Planning Officer.

20/01843/TPO

Location: 15 The Boundary, Langton Green, Tunbridge Wells, Kent TN3 0YA

Proposal: Trees: Oak (T1) – Fell.

Decision: Remain neutral, leave to Tree Officer. We are concerned about the loss of a potentially viable Oak. If however, the application is permitted, our view is the replacement tree should also be an Oak.

20/01909/FULL

Location: 17 Holmewood Ridge, Langton Green, Tunbridge Wells, Kent TN3 0ED

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.

Decision: We object. We are concerned about the precedent this development would set which would ultimately result in encroachment on the open countryside to the south of Holmewood Ridge.

20/01816/TPO

Location: 1 Long Slip, Langton Green, Royal Tunbridge Wells, Kent TN3 0BT

Proposal: Trees: T1 Sycamore – Remove small low-level tree branch.

Decision: Remain neutral, leave to Tree Officer.

20/01999/TPO

Location: Acorns 61, The Boundary, Langton Green, Tunbridge Wells, Kent TN3 0YA

Proposal: Trees: Oak (T9) – Pollard branches back to previous pollarding points.

Decision: Remain neutral, leave to Tree Officer.

12. Compliance Issues:

18 Dornden Drive, new frontage – the Assistant Clerk had reported the matter to TWBC Enforcement who were investigating and would report back.

Little Mallett, encroachment onto KCC Highways land – The Assistant Clerk had received no communications from the KCC Enforcement officer, despite a year of chasing.

- 13. TWBC Draft Local Plan:** The working group would be attending a zoom meeting with TWBC on Monday 7th September. An email had been received from residents of Barden Mill regarding the effects of new developments on localised flooding and in particular the development in the Draft Local Plan. Councillors would raise the matter at the meeting.

- 14. Items for Information:** there were none.

Date of the next meeting – Wednesday 9th September 2020. The Assistant Clerk had circulated a list of proposed dates for the next six months.

There being nothing further to discuss, the meeting finished at 9.06pm.

Chairman