



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

Minutes of a Planning Committee Meeting held on Monday 29th July at 7.30pm in the Council Offices, Langton Green Village Hall

MEMBERS PRESENT: Cllrs Mrs Woodliffe (Chairman), Ellery, Round, Rowe, Turner and Scarbrough (7.38).

OFFICERS PRESENT: Chris May - Clerk

MEMBERS OF THE PUBLIC PRESENT: There was one member of the public present.

1. **To enquire if anyone present intends to film, photograph and/or record the meeting:** No one present intended to film, photograph and/or record the meeting.
2. **To receive and approve apologies and reasons for absence:** apologies were received from Cllr Mrs Price and Mrs K Harman – all prior engagements.
3. **Disclosures of Interests:** Cllr Mrs Woodliffe declared an interest in 19/01300/TPO – the owner is known to her. Cllr Turner declared an interest in 19/01549/FULL – he lives in Hither Chantlers
4. **Declarations of Lobbying:** there were none.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on 9th July 2019 be approved as a correct record and signed by the Chairman.
6. **Matters Arising:** there were none.
7. **Public Open Session:** A resident spoke about the retrospective application regarding the fence at The Anchorage 19/01428/FULL. He said that the builders had not been able to erect a fence with the existing hedge in place and although they gave permission to erect it, they were surprised at how stark it looked. His wife is a gardener and they will plant a hedge but the time for planting is the autumn and he assured the committee that a hedge 1.4 meters high probably of hornbeam would be planted then.
8. **Planning appeals:** for information only.

18/00329/FULL

Location: 3 Knowle Close, Langton Green, Royal Tunbridge Wells, Kent TN3 0EP

Proposal: Demolition of existing dwelling and erection of 2 dwellings, access and parking.

9. **Planning applications for discussion and decision:**

19/01428/FULL

Location: The Anchorage, Langton Road, Speldhurst, Royal Tunbridge Wells, Kent TN3 0JU

Proposal: Erection of 2m high acoustic fence, with gate (retrospective).

Decision: Remain neutral subject to the hedge being planted to a height of 1.4 metres and it being properly maintained

19/01300/TPO

Clr Mrs Woodliffe took no part in the discussion and decision

Location: Langton Lodge, The Green, Langton Green, Royal Tunbridge Wells, Kent TN3 0JB

Proposal: Trees: OAK (T1) - Reduce Crown by approx. 3m, Pruning only to previous Pruning Points. Lift Crown to approx. 8m, reducing height from approximately 30 metres to 28 metres and spread from approximately 10 metres to 8 metres; BIRCH (T2) - Fell; MAPLE (T3) - Fell; LAUREL (T4) - Fell; ASH (T5) - Fell; OAK (T6) – Lift Crown to Approx. 6m and reduce South West Side by Approx. 2-3m; LABURNUM (T7) – Fell.

Decision: SPC objects to the felling and questions whether it was based on a professional opinion by a tree specialist. Should it be approved it is requested that the trees be replaced

19/01881/TPO

Location: 10 Hither Chantlers, Langton Green, Royal Tunbridge Wells, Kent TN3 0BJ

Proposal: Trees: Scots Pine (T61) – Raise crown to 3.5 metres.

Decision: SPC remains neutral and leaves to the tree officer

19/01719/FULL

Location: Rodborough House, Penshurst Road, Speldhurst, Royal Tunbridge Wells, Kent TN3 0NY

Proposal: Garage conversion to form annex building; including first floor extension with dormers, alterations to fenestration and addition of rooflights; external alterations including change in roof heights.

Decision: SPC remains neutral and leaves to the planning officer

19/01620/LBC

Location: The Cottage, Speldhurst Hill, Speldhurst, Royal Tunbridge Wells, Kent TN3 0NL

Proposal: Listed Building Consent – Alterations to boundary wall.

Decision: SPC remains neutral and leaves to the conservation officer

19/01619/FULL

Location: The Cottage, Speldhurst Hill, Speldhurst, Royal Tunbridge Wells, Kent TN3 0NL

Proposal: Alterations to boundary wall, tree removal and landscaping proposals to create a separated access.

Decision: SPC remains neutral and leaves to the planning officer

19/01814/FULL

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

Proposal: Addition of swimming pool.

Decision: SPC remains neutral and leaves to the planning officer

19/01471/FULL

Location: Cedar House, Monteith Close, Langton Green, Royal Tunbridge Wells, Kent TN3 0AD

Proposal: Erection of fence to part of boundary with Monteith Close circa 1.9 metres high (Retrospective).

Decision: SPC objects. The proposed fence is out of character with the area. SPC recommends a reduction to 1 metre and the planting of hedge

19/01466/FULL

Location: Walled Cottage, Farnham Lane, Langton Green, Royal Tunbridge Wells, Kent TN3 0JT

Proposal: Removal of conservatory and erection of a single storey rear extension with part basement extension; infill front extension; new rooflight; alterations to fenestration and changes to external steps.

Decision: SPC remains neutral and leaves to the planning officer

19/01699/FULL

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

Proposal: Demolition of existing conservatory and erection of a single storey side extension.

Decision: SPC remains neutral and leaves to the planning officer

19/01549/FULL

Cllr Turner took no part in the discussion and decision

Location: Holmewood House School, Barrow Lane, Langton Green, Tunbridge Wells, Kent TN3 0EB

Proposal: Variation of conditions 8 and 9 of 96/01868/FUL and 18/01087/FULL. Amended conditions to be as follows: Condition 8 The building shall only be used between the hours of 8.00 to 23.00 on Monday to Saturdays, and between 8.00 to 18.00 hours on Sunday unless otherwise agreed in writing by the local planning authority. Condition 9 The building shall only be used in connection with the school use of Holmewood House, and for up to 100 outside hires per annum, including up to 30 events with audiences, unless otherwise agreed in writing by the local planning authority.

Decision: SPC remains neutral and leaves to the planning officer

10. Consultation on Building for the High Weald

After some discussion it was agreed that Cllrs Turner and Rowe would circulate some observations regarding traffic management including on street parking and sustainable building. Ideas would then be submitted.

11. Compliance Issues –

- a) The Old Dairy, Barden Road: The Assistant Clerk had reported the issue and was awaiting a response.
- b) Herons Oast Farm, Langton Green: **All members** have been asked to review the plans to confirm if there is a compliance issue, for discussion in the next meeting. Was the fence incorporated in the plans and did it require planning permission.
- c) Cllr Turner had circulated a note regarding the removal of trees at 31 Hither Chantlers. The clerk was asked to contact the tree officer to investigate

It was noticed by Councillors that no site notices were apparent when sites at Langton Lodge, The Cottage and the Walled Cottage were visited. The Clerk was requested to bring this to the attention of Mr Baughen

Councillors expressed concern about retrospective applications in general, but especially fences and removal of hedges said it was important that permission was sought in advance. There was a consensus that the Parish Council should have a consistent policy on how it deals with such matters.

12. Items for information – Date of next meeting: Wednesday 21st August at 7.30pm in the Council Offices.

There being nothing further to discuss, the meeting closed 8.56pm.

Chairman