



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

**Minutes of an Online Planning Committee Meeting held at
7.30pm on Monday 15th March 2021
Applications for Consideration and Discussion via Electronic Communication**

MEMBERS PRESENT

Cllrs Ellery (Chairman), Rajah, Rowe, Turner, Barrington-Johnson, Langridge and Cllr Mrs Podbury (ex-officio)

OFFICERS PRESENT

Mrs Kate Harman – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT

There were no 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

Apologies were received from Cllr Myles who was unwell.

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 15th February 2021 be approved as a correct record and signed by the Chairman.

7. Matters Arising

Cllr Mrs Podbury explained that the next round of consultations for the Draft Local Plan would enable comments to be submitted but it was primarily a legal opportunity. Photographs of the yellow rattle and wild orchid which were excluded from the grasslands

survey were not currently available but the resident of Ferbies would send them to SPC once they had started to grow which would be in April/May. The photographs could then be submitted to TWBC via the consultation. All remaining matters arising would be covered under Compliance Issues.

8. Public Open Session

There were no members of the public present.

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.

10. Recreation Ground, Southwood Road, Rusthall- to consider further action in response to planning application **21/00068/FULL** being approved.

Cllr Mrs Podbury was attending the planning meeting to offer councillors advice. After much discussion, the following plan of action was agreed:

- SPC councillors would meet with Rusthall Parish Council to discuss and agree an action plan;
- Following the meeting with RPC, a meeting would be requested with the TWBC planning officer dealing with the application.
- Greg Clark MP would be lobbied.
- Discussion with the media was considered a last resort.

Cllr Mrs Podbury left the meeting at 8.08pm.

11. Planning applications for discussion and decision:

20/03387/FULL

Location: 19 Homewood Road, Langton Green, Tunbridge Wells, Kent TN3 0HH

Proposal: Demolition of existing rear conservatory and construction of single storey flat roof rear extension.

Decision: Remain neutral, leave to Planning Officer.

21/00502/FULL

Location: OS Plot 9212 Leggs Lane, Langton Green, Tunbridge Wells, Kent.

Proposal: Erection of a polytunnel on existing agricultural land for the purposes of growing protected crops and plants for local distribution.

Decision: Remain neutral, leave to Planning Officer (by majority vote)

21/00478/FULL

Location: Danemore Lands House, Leggs Lane, Speldhurst, Tunbridge Wells, Kent TN3 0QZ

Proposal: Demolition of existing garage; erection of detached oak framed garage/hobbies studio; new access.

Decision: Remain neutral, leave to Planning Officer. We note the neighbour's concern regarding overlooking onto her garden and therefore request obscured glass in the appropriate window.

21/00433/FULL

Location: Fernbank, Southfields, Speldhurst, Tunbridge Wells, Kent TN3 0PD

Proposal: Proposed demolition of existing garage and construction of new two-storey rear and side extensions and new attached garage. Proposed exit from driveway onto road.

Decision: We remain neutral leave to planning officer however we are concerned there may not be a site notice from the details on the planning portal in which case the neighbours may be unaware.

21/00393/LBC

Location: Court Lodge, Groombridge Road, Groombridge, Tunbridge Wells, Kent TN3 9PS

Proposal: Listed Building Consent: Removal of an existing door, door frame and surrounding architraves and removal of part of the existing surrounding masonry wall, to form a new opening between the kitchen and dining room.

Decision: Remain neutral – leave to Conservation Officer.

21/00383/FULL

Location: 114 Southwood Road, Rusthall, Tunbridge Wells, Kent TN4 8UX

Proposal: Single-storey side/rear flat roof wrap around extension; addition of window to side elevation.

Decision: Remain neutral – leave to Planning Officer.

21/00281/FULL

Location: 3 The Walks, The Green, Groombridge, Tunbridge Wells, Kent TN3 9QH

Proposal: Replacement of existing garage/store with enlarged garage/store.

Decision: Remain neutral – leave to Planning Officer and we recommend a condition is imposed that there is no change of use to residential.

20/02357/FULL

Location: Pokehill Farm, South Farm Lane, Langton Green, Royal Tunbridge Wells, TN3 9JN

Proposal: The conversion of a bottling plant building into a single dwelling.

Decision: Our original objection remains on the basis that we have seen no information that confirms that the existing structure was approved. If it can be confirmed that the existing structure has been approved, then we will withdraw our objection.

20/03640/TPO

Location: The Hollonds, Broom Lane, Langton Green, Tunbridge Wells, Kent TN3 0RA

Proposal: Trees: T1 (lime) – reduce crown by 4 metres; T2 (lime) – reduce crown by 2metres.

Decision: Remain neutral - leave to Tree Officer.

21/00442/TPO

Location: Maplewood, Stonewall Park Road, Langton Green, Tunbridge Wells, Kent TN3 0HN

Proposal: Trees: Yes (T3) Prune house-side of the crown to promote thicker growth and reduce encroachment into the garden; Irish Yew – cut inward facing trunk in order to allow regenerative growth from remaining trunk.

Decision: Remain neutral – leave to Tree Officer.

12. **Compliance Issues**

- **Little Mallett, Langton Green – to make a decision in response to a request from KCC regarding whether the houses on Little Mallett can extend their gardens to encroach onto the verge.** The Assistant Clerk was asked to respond to KCC advising that SPC strongly objects to the request and asks that the original decision of insisting the residents reinstate their boundaries be followed through. Councillors agreed it would be setting a very dangerous precedent for residents in other roads in Langton Green. Councillors also asked the Assistant Clerk to report the fences which had been erected by the residents of Little Mallett adjacent to the A264 to TWBC Planning Enforcement.
- **Leggs Lane, Langton Green - 19/02079/AGRIC** - Despite an email from TWBC Planning Enforcement, councillors were still concerned that the structure on this site is different to that on the approved plans and that there appears to have been a substantial design change. Councillors are wary of setting a precedent to accept changes in retrospective planning applications and asked the Assistant Clerk to feed this back to the Enforcement Officer and to find out when the planning application for the altered plans was likely to be submitted.

13. **TWBC Draft Local Plan** there was nothing to report.

14. **To consider the committee's priorities for 2021** it was agreed that these would be agreed between members via email for further discussion and confirmation at the next planning meeting.

15. **St Michaels, Burrswood, Groombridge** there was nothing to report other than the application had been added under Frant Parish Council on the website which was being investigated by the website hosts.

16. **Items for Information** Date of the next meeting is 19th April.

There being nothing further to discuss, the Chairman closed the meeting at 9.17pm.

Chairman