



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

Minutes of a Planning Committee Meeting held on Monday 16th May 2016 at 7.30pm in the Council Office, Langton Green Recreation Ground

MEMBERS PRESENT: Cllrs Mrs Horne (Chairman), Mrs Lyle, Mrs Jeffreys, Mrs Price, Merceica, Allen and Turner.

OFFICER PRESENT: Mrs K Plunkett – Assistant Clerk, Mr C May - Clerk

MEMBERS OF THE PUBLIC PRESENT: There were no members of the public present.

1. **Election of Chairman** – it was **RESOLVED** to re-elect Cllr Mrs Horne as Chairman.
2. **Election of Vice-Chairman** – it was **RESOLVED** to re-elect Cllr Turner as Vice-Chairman.
3. **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.
4. **To receive and approve apologies and reason for absence:** No apologies were received.
5. **Disclosure of Pecuniary or Non-Pecuniary Interests:** There were none.
6. **Declarations of Lobbying:** There was none to report.
7. **Minutes:** **RESOLVED** that the minutes of the Planning Committee meeting held on **11th April 2016** be approved as a correct record and signed by the Chairman.
8. **Matters Arising:**
 - Email request for information following the auction of a plot of land in Speldhurst- The Committee discussed the request but have no information of previous planning applications for this plot of land. Councillors asked the assistant clerk to reply to the email, asking for any information obtained to be passed to them.
 - Email re refusal of planning permission for Victoria Cottage development – It was **RESOLVED** to reply to the email, asking for a copy of any response received from TWBC.
 - Contaminated Land Consultation – it was **RESOLVED** to respond to the consultation with 'no comment'.
9. **Public Open Session:** There were no members of the public present.

10. Planning appeals:

15/502279/FULL (refused)

Location: Priestwood Cottage, Old House Lane, Fordcombe

Proposal: Change of use from agricultural land to residential curtilage, revision to planning application

15/502279/FULL (refused)

The Committee **RESOLVED** to make no changes to their previous comments on this application/appeal to remain neutral.

11. Planning applications for discussion and decision:

16/500310/FULL

Location: Black Lion House, Fordcombe Road, Fordcombe, Royal Tunbridge Wells, Kent

Proposal: Rebuilding part of a Victorian wall which has fallen down.

Decision: Remain neutral – leave to Planning Officer.

16/500311/LBC

Location: Black Lion House, Fordcombe Road, Fordcombe, Royal Tunbridge Wells, Kent

Proposal: Listed Building Application to rebuild part of a Victorian wall which has fallen down.

Decision: Remain neutral – leave to Conservation Officer.

16/500311/LBC/HS1

Location: Black Lion House, Fordcombe Road, Fordcombe, Royal Tunbridge Wells, Kent

Proposal: Listed Building Application to rebuild part of a Victorian wall which has fallen down.

Decision: Remain neutral – leave to Conservation Officer.

16/502095/LBC

Location: Barden Furnace Barn, Barden Rd, Speldhurst, Royal Tunbridge Wells, TN3 0LH

Proposal: Listed Building Consent for conversion of existing barn to form granny annexe.

Decision: Remain neutral – leave to Conservation Officer.

16/502671/FULL

Location: 71 Dornden Drive, Langton Green, Royal Tunbridge Wells, TN3 0AG

Proposal: Front elevation extensions and remodelling, new flank first floor window and a single storey rear extension.

Decision: Remain neutral – leave to Planning Officer.

16/502974/FULL

Location: 29 Hither Chantlers, Langton Green, Royal Tunbridge Wells, TN3 0BL

Proposal: Replacement of existing rear conservatory with the erection of single storey rear extension with amendment of door to bi-fold doors.

Decision: Remain neutral – leave to Planning Officer.

16/503085/FULL

Location: The Beeches, Stonewall Park Road, Langton Green, Royal Tunbridge Wells, TN3 0HG

Proposal: Demolition of garage, covered passageway and conservatory, construction of new garage and side extension, replacement of cladding materials and enlargement of driveway.

Decision: Recommend refusal

Comments: The bulk and position of the flat roof garage is overbearing and intrusive for the street scene.

16/503107/TPO

Location: Paveys, Speldhurst Road, Langton Green, Royal Tunbridge Wells, Kent

Proposal: TPO application to 1no – Oak – Fell, 1no.G1 – Mixed Oak and Ash trees.-reduce by no more than 30% and dead wood.

Decision: Remain neutral – leave to Tree Officer.

16/503309/FULL

Location: 28 Farnham Lane, Langton Green, Royal Tunbridge Wells, Kent TN3 0DQ

Proposal: Erection of single storey rear extension with light lantern, erection of two storey side extension incorporating existing garage and existing front canopy.

Decision: Remain neutral – leave to Planning Officer.

12. Items for information

Cllr Mrs Price expressed concern about the projected need for almost 13,000 new homes to be built in the Borough by 2033. She asked if local Parish Councils should meet to discuss what can be done about this. Now is the time to debate whether the number of 13,000 is inappropriate for our Borough. Cllr Turner said that 13,000 is the figure that has been recommended by independent consultants and there have been many offers of land from private landowners. The issue will be the Council deciding where they want to develop. The most likely area is between Salomons and Southborough.

The Clerk said that he would forward the invitation to Cllrs Allen and Mrs Price about the Local Plan meeting on 14th June. Cllr Mrs Jeffreys asked for any feedback from the Local Plan meeting to be passed on to the Committee.

The assistant clerk distributed an article about Planning Enforcement from the Clerk magazine as this issue had come up at a recent planning meeting.

The date for the next meeting is to be confirmed.

There being no further business the meeting closed at 8.07pm.

Chairman