

# Speldhurst Parish Council

## Minutes of The Planning Committee Meeting held in The Village Hall, Langton Green on Wednesday, 7<sup>th</sup> January 2009 at 7.30pm

Present: Cllr. Mrs Paulson-Ellis (Chairman)  
Cllr. Mrs Podbury  
Cllr. Brown  
Cllr. Ellis  
Cllr. Langridge  
Cllr. Stevens  
Cllr. Wheeler  
Pauline Lambell - Clerk

Apologies: All Members were present

Allen Rollings B.Sc. (Hons) C.Eng. MICE MIHT – independent highways consultant

The Minutes of the Meeting held on 18<sup>th</sup> December 2008, having previously been distributed to all members, were agreed and signed.

There were no declarations of interest.

Cllr. Mrs Paulson-Ellis informed the meeting that she had been Chairman of the TWBC's Western Area Planning Committee during the Middlefield / Rusthall Elms first application but had remained Neutral.

There were no declarations of lobbying.

### **Middlefield / Rusthall Elms**

Mr Allen Rollings had been invited to attend the Planning Committee Meeting for a preliminary discussion on the Council commissioning a report to support their argument, and that of the residents, that construction traffic should access out onto the A264 from the now vacant Rusthall Elms building and not through The Boundary. The reasons are well documented in that The Boundary is a quiet cul de sac and is totally unsuitable, and indeed possibly dangerous, to be used for the anticipated size and volume of vehicles that would materialise from a development of this scale.

Allen Rollings introduced himself and a lengthy discussion took place. Mr Rollings agreed that, in his opinion, it would be unrealistic for large construction lorries to access through a residential estate. In the current economic downturn, the project would, most likely, be phased and could be over a 3-4 year period.

He confirmed that Planning Policy was never going to allow for permanent access off the A264 and that our best option would be to appeal to the Planner that to use the approved route for construction traffic would be horrendous to the residents of this small close.

Mr Rollings advised :

- that the trees would be a major concern
- there would need to be an appraisal of the access road
- he would require two weeks to prepare a report.

Mr Rollings was asked to provide the Parish Council with a CV setting out his qualifications and experience.

Mr Rollings then left the meeting and the Planning Committee discussed and unanimously agreed to appoint Mr Allen Rollings **subject to** his CV being vetted by Cllr. Mrs Paulson-Ellis and possibly Cllr. Mrs Soyke.

The Committee also agreed that Cllr. Podury and the Clerk would carry out some research from the TWBC`s web site, in particular Nick Baldwin`s response to the application, the Odyssey letter and the response from Boreham Associates.

**After meeting note** : the Parish Council`s research, picked up in a letter from the Planning Officer to a resident `that as no other **application** had been received regarding alternative access, no alternative access had been considered`. The Clerk discussed this with the Committee Chairman and some members of the Committee. It was agreed that a meeting with the Planning Officer should be arranged to ascertain the requirements for consideration to be given to an alternative access for construction traffic.

**08/04056/LBC/SF1**

Address: Little Bote House, Etherington Hill, Speldhurst  
Proposal: Listed Building consent – Convert existing store room to a abthroom  
Decision: Remain Neutral - leave to Conservation Architect

**08/04060/FUL/SW3**

Address: 2 Broomhill Bank Cottage, Lower Green Road, Speldhurst  
Proposal: Replacement garage with part basement.  
Decision: Remain Neutral – leave to Planners.

**08/04069/FUL/EA1**

Address: Cedar Cottage, Monteith Close, Langton Green  
Proposal: Two storey rear extension  
Decision: Remain Neutral – leave to Planners

**08/04118/FUL/KLM**

Address: Rosewood, Stonewall Park Road, Langton Green  
Proposal: Demolition of existing conservatory and construction of a proposed single storey rear extension to create garden room  
Decision: Remain Neutral – leave to Planners

**Items for Information**

There being no further business to discuss the meeting closed at 9pm.

CHAIRMAN