



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

Minutes of a Planning Committee Meeting held on Wednesday 2nd October 2019 at 7.30pm in the Gallery Room, Langton Green Village Hall

MEMBERS PRESENT: Cllrs Mrs Price (Chairman), Round, Rowe, Ellery, Turner, Scarbrough and Mrs Woodliffe (7.41pm)

OFFICERS PRESENT: Mrs Kate Harman – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There were no members 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:** there were none.
3. **Disclosures of Interests:** there were none.
4. **Declarations of Lobbying:** there were none.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on 10th September 2019 be approved as a correct record and signed by the Chairman.
6. **Matters Arising:**
 - a) Site notices – it was agreed to monitor the situation for the time being. It was considered that Councillors are visiting sites before the notices have been put up and Cllr Ellery advised that this information could be found on the TWBC website.
 - b) 31 Hither Chantlers – the Assistant Clerk had spoken to the TWBC Tree Officer who advised the removal of the trees in question was part of a longer-term woodland management plan.
 - c) The Assistant Clerk had written to TWBC regarding mis-placed site notices and in particular one which Cllr Barrington-Johnson had noted on Holmewood Ridge. They had responded advising that in total four site notices were put up in the local area regarding this application.
 - d) Lawful Development Certificate for additional parking area adjacent to the pavilion: Cllr Barrington-Johnson had drawn a plan of the proposed area and Cllr Mrs Price and the Assistant Clerk would submit the application.
7. **Public Open Session:** there were no members of the public present.
8. **Planning Appeals:**

18/03582/FULL
Location: 21 Newlands, Langton Green, Royal Tunbridge Wells, Kent

Proposal: Demolition of two existing houses and the erection of six 3-bedroom homes and four 4-bedroom homes, plus associated access, parking and landscaping.

17/04294/FULL

Location: Land Adjacent Keepers Cottage, Burnt House Lane, Speldhurst

Proposal: Construction of 4m wide by 25m long loading bay with a 10m bell mouth entrance to Shadwell and Sprouds Wood, including replacing hedgerow, replacement gate and erection of fencing.

9. Planning applications for discussion and decision:

19/02319/FULL

Location: Strawberry Cottage, 20 Salisbury Road, Langton Green, Tunbridge Wells TN3 0ES.

Proposal: Erection of a second storey rear extension.

Decision: Remain neutral, leave to Planning Officer.

19/02189/FULL

Location: Waterfrets Farm, Burnt House Lane, Langton Green, TN3 0JR

Proposal: Change of use and conversion of a redundant agricultural building into a dwelling house including the provision of a garden area and associated landscaping.

Decision: Remain neutral, leave to Planning Officer but it is not clear where the garden would be and its possible impact on the AONB.

19/02589/TPO

Location: 1 Upper Stephens, Langton Green, Tunbridge Wells, Kent TN3 0BS

Proposal: Trees; LIME (T1) - Reduce branch work by approx 1-2m to re-balance & thin. COPPER BEECH (T2) - Canopy raise branches inside garden to a height of 3m.

Decision: Remain neutral, leave to Tree Officer.

19/02535/FULL

Location: Speeds Farm, Farnham Lane, Langton Green, Tunbridge Wells, Kent TN3 0JT

Proposal: Redevelopment of site to provide 8 dwellings including alterations to site access road.

Decision: Remain neutral, leave to Planning Officer.

19/02492/TCA

Location: Land Adjacent to Rust Hall, Langton Road, Langton Green, Tunbridge Wells, Kent TN3 0BB

Proposal: Tree in a conservation area notification OAK (TG4) – 2 stems closest to property, fell.

Decision: Remain neutral, leave to Tree Officer provided there is a valid reason to fell.

19/02196/TPO

Location: 21 The Boundary, Langton Green, Tunbridge Wells, Kent TN3 0YA

Proposal: TREES: OAK (T1) - Reduce by 40%; OAK (T2) - Reduce laterals to match T1; OAK (T3) - Reduce lowest bough by around 3m.

Decision: Remain neutral, leave to Tree Officer.

19/02311/FULL

Location: 138 Southwood Road, Rusthall, Tunbridge Wells, Kent TN4 8UX

Proposal: Installation of a 10ft x 8ft wooden shed to replace one private parking space within a communal parking area.

Decision: Remain neutral, leave to Planning Officer. We suggest a temporary permission to avoid loss of the parking space.

19/01277/TPO

Location: Salomons Estate LTD, Broomhill Road, Royal Tunbridge Wells, Kent TN3 0TD

Proposal: TREES: POPLAR (T1) - Reduce crown to south-west only by 30%; SWEET CHESTNUT (T2) - Fell; ASH (T4) and SYCAMORE (T5) - Prune to provide 3m clearance of building; SWEET CHESTNUT (T6) - Prune to provide 3m clearance of garage

Decision: We object. We note that the application has been amended but it is not clear what the changes are and why they are being made. Our previous comments still stand.

19/02650/FULL

Location: White Moor, Stonewall Park Road, Langton Green, Tunbridge Wells, Kent TN3 0HD

Proposal: Demolition of existing detached garage and erection of single storey rear extension and loft extension, erection of two storey side extension with internal garage.

Decision: Remain neutral, leave to Planning Officer.

19/02508/FULL

Location: Little Court, Langton Road, Langton Green, Tunbridge Wells, Kent TN3 0BB

Proposal: Loft conversion with roof lights and roof terrace.

Decision: Remain neutral, leave to Planning Officer.

19/02406/FULL

Location: 27 Asher Reeds, Langton Green, Tunbridge Wells, Kent TN3 0AL

Proposal: Erection of single storey front extension.

Decision: Remain neutral, leave to Planning Officer.

19/02240/FULL

Location: Maplefield, Ewehurst Lane, Speldhurst, Royal Tunbridge Wells, Kent TN3 0JX

Proposal: Garage conversion and extension to form recreational family space and pool building.

Decision: Remain neutral, leave to Planning Officer.

10. Compliance Issues:

- a) Application no. 18/02929/FULL – Brakinston, Langton Road, Langton Green – a resident had written to Cllr Barrington-Johnson regarding a possible deviation in the building works from the approved plans. It was agreed that the Assistant Clerk would write to TWBC.
- b) Cedar House, Monteith Close – Councillors agreed that this compliance issue would be monitored.

11. Items for information:

- a) The next meeting was agreed for Tuesday 22nd October 2019. Apologies were received from Cllr Turner who had a prior engagement.
- b) Councillors discussed the amount of time spent considering applications and making site visits. It was agreed that in future, all applications that were for the routine maintenance of trees would not be allocated to Councillors and that SPC would apply a blanket 'remain neutral, leave to Tree Officer' consultee's comment.

There being nothing further to discuss, the meeting closed at 8.45pm.

Chairman