



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

Minutes of a Planning Committee Meeting held in The Snooker Room, Langton Green Village Hall on Thursday 6th May 2010 at 10.00am

MEMBERS PRESENT: Cllrs. Mrs Podbury (Chairman), Ellis, Langridge, Milner and Wheeler

OFFICER PRESENT: Chris May – Clerk

1. **Apologies for Absence:** Cllr Mrs Paulson-Ellis (holiday); Cllr Mrs Hull and Cllr Brown (previous engagement)
2. **Declarations of Interest:** There were none
3. **Declarations of Lobbying:** There were none.
4. **The Minutes of 26th April 2010** were signed as a correct record.
5. **Matters Arising:** Cllr Mrs Podbury said that there were still major problems with the website of TWBC's Public Access and she felt that this should be brought to the attention of the Borough Councillors in the hope that it could be improved.
6. **Planning applications for discussion and decision – unless otherwise stated all decisions are unanimously agreed :**

Members of the public are invited to make representations to the Committee on any application on the Agenda.

There were 10 members of the public and Mr Colin Sharples and Mr Jim Stone both spoke on the application 10/00606. Mr Sharples said that this revised application included inaccuracies and it lacked details. The new driveway was of a non-porous material which would impact upon the tree. This application has been ongoing for 4 years and he asked if it could again be refused.

Mr Stone that the same issues still applied – cramped development; over bearing on Pinewood and Corbae and the Tree Officer's concerns had not been addressed. Pinewood is shown in the incorrect position which distorts the RPA. He asked that the application be decided by Committee.

TW/10/00606/FUL/NR2

Location: Quinces Stonewall Park Road Langton Green Royal Tunbridge Wells Kent
Proposal: Demolition of garage and erection of 2-storey three bedroom detached house

Notification of Revised Planning Application Details

Decision: Recommend refusal and ask for the application to be considered by the Planning Committee

Comment: In our opinion nothing has changed. We believe that this proposal presents a cramped form of development in the street scene. It will be overbearing and dominate the properties Corbae and Pinewood and the new Arbetorial Report is flawed with inconsistencies.

We also refer to the Tree Officer's report dated 8th January ref 09/4000/1563 which does not support the proposal.

TW/10/01085/HOUSE/SF1

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

Proposal: Alterations to existing outbuilding to facilitate its reuse as an annex

Decision: Remain neutral – leave to Planning Officer

TW/10/01087/LBC/SF1

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

Proposal: Listed Building Consent - Alterations to existing outbuilding to facilitate its reuse as an annex

Decision: Remain neutral – leave to Conservation Officer

TW/10/01173/HOUSE/IS1

Location: Burnt House Burnt House Lane Langton Green Royal Tunbridge Wells Kent

Proposal: Conversion of a garage/store to habitable accommodation with a two storey extension

Decision: Recommend refusal.

Comment: This proposal is situated in the Metropolitan Green Belt. If this was an application to build a new house it would be refused. We have a general concern regarding the conversion of garages (and in this case extending) to residential usage. We believe this should not be permitted development irrespective of the personal circumstances.

TW/10/01186/HOUSE/RE4

Location: 59 The Boundary Langton Green Royal Tunbridge Wells Kent

Proposal: Erection of a single storey rear extension and conversion of existing integral garage to utility room

Decision: Remain neutral – leave to Planning Officer

TW/10/01293/HOUSE/RE4

Location: Shirlocks Leggs Lane Speldhurst Royal Tunbridge Wells Kent

Proposal: Two storey side extension, first floor extensions to front and rear elevations, and detached double garage

Decision: Recommend refusal.

Comment: We can see no changes from the previous application which was refused in 2006. With this application it is not clear what the new proposals are compared to the existing property. There are also contradictions regarding hedges – the drawings are dated 2005/6 and denote hedges to be removed yet the application says none.

We are also concerned that the proposed driveway to the double garage could have an impact on the substantial tree (on the left as you enter the property).

TW/10/01353/HOUSE/EA1

Location: 69 Dornden Drive Langton Green Royal Tunbridge Wells Kent

Proposal: Single storey and part two storey rear extension. Extension to garage to front elevation and first floor extension over garage

Decision: Remain neutral – leave to Planning Officer

TW/10/01288/TPO/DMD

Location: 10 Hither Chantlers Langton Green Royal Tunbridge Wells Kent

Proposal: TREES: 2 No. Oak (G16) – Reduce lateral branches by up to 25% on east side and shape to balance

Decision: Remain neutral – Leave to Tree Officer

- 7. Items for Information** – Cllr Langridge has received a reply from TWBC regarding his pre application of parking on Hollonds Farm. He has been advised that they do not think it would be considered.

Groombridge Farm Shop was still selling goods from gazebos and it was apparent that they were exceeding the 85/15% rule. The clerk was asked contact the Planning Officer after Cllr Langridge has updated him with more information.

Cllr Langridge said that residents of Homewood Road had not been advised of a new build at Pixie Gardens. He was informed that this was not obligatory.

There being no further business the meeting closed at 11.10am

Chairman