

Minutes of The Planning Committee of Speldhurst Parish Council

Meeting held in The Village Hall, Langton Green
on Monday, 4th February 2008 at 7.45pm

Present : Cllr. Palmer (Chairman)
Cllr. Ellis
Cllr. Mrs Podbury
Cllr. Stevens
Cllr. Wheeler

Apologies: Cllr. Crundwell (holiday)
Cllr. Dixon (recovering from operation)
Cllr. Jukes (prior meeting)

3. The Minutes of the meeting held on 9th January 2008, having previously been distributed to Committee Members, were approved and signed with the following amendment being made to the Minutes of 13th December.

Planning Applications TW/07/04018 and TW/07/04021 where all members present declared a personal interest as the applicant was Cllr. Mrs Paulson-Ellis a member of the Parish Council.

4. Planning applications for discussion and recommendation :

07/03998/FUL/NR2

Declarations: None were disclosed
Address: Groombridge Place
Proposal: Variation of condition 15 of TW/92/01311 to allow for the holding of special events (copy of letter from TWBC)
Decision: The TWBC letter provided to the meeting regarding questions relating to the proposed changes to Groombridge Place events was of no assistance as the answers were not provided. Unable to determine.

07/04369/FUL/TW2

Declarations: None were disclosed
Address: 3 Turley Cottage, Barden Road, Speldhurst
Proposal: Two-storey rear extension
Decision: Remain Neutral – leave to Planners
Comment: we would draw planners attention to potential overlooking of neighbouring property (No 2) from the 1st floor windows and the proposed dormer window in the roof.

07/04472/REM/NR2

Declarations: None were disclosed
Address: Pixie Cottage, Stonewall Park Road, Langton Green
Proposal: Revised Notification – Arboricultural assessment and site layout plan
Decision: Recommend Refusal

The development will overlook Pixie Cottage`s back garden to an unacceptable degree. We are not convinced that the amelioration proposed would prove effective.

07/04487/FUL/BS1

Declarations: None were disclosed
Address: 1 Bullingstone Cottage, Bullingstone Lane, Speldhurst
Proposal: One and two storey side extension with basement area
Decision: Recommend Refusal

Excessive and disproportionate development to existing property.

Development in MGB.

Lack of sufficient parking for the proposed property.

Not materially different from previous application for this site which was refused.

08/00025/FUL/ASP

Declarations: None were disclosed
Address: 10 Little Footway, Langton Green
Proposal: Two storey side-extension and single storey rear extension
Decision: Recommend Refusal

Over intensification of site.

Overbearing to neighbouring house.

No access for construction work as proposed extensions are on the boundary line.

08/00029/FUL/TW2

Declarations: None were disclosed
Address: 28 Holmewood Ridge, Langton Green
Proposal: Two storey extension to side and front
Decision: Remain Neutral – leave to Planners

08/00031/FUL/TW2

Declarations: None were disclosed
Address: Achnashee, Stonewall Park Road, Langton Green
Proposal: (part site rear) new detached four-bedroom dwelling
Decision: Recommend Refusal

Over intensification of site

Overbearing to neighbouring properties

Overlooking neighbouring properties

Insufficient Services to plot

Insufficient provision of car parking for a 4 bedroom house

We are also concerned that development has commenced prior to planning approval being obtained.

08/00057/TPO/DMD

Declarations: None were disclosed
Address: 34 Hither Chantlers, Langton Green
Proposal: Trees – Various
Decision: Remain Neutral – leave to Tree Officer

08/00183/FUL/RE4

Declarations: None were disclosed
Address: 8 Dene Way, Speldhurst
Proposal: First floor extension over existing garage, new pitched roof over entrance porch, new conservatory
Decision: Remain neutral – leave to Planners

08/00289/FUL/IS1

Declarations: None were disclosed
Address: 30 Holmewood Ridge, Langton Green
Proposal: Demolition of existing house and garage and erection of replacement two storey dwelling
Decision: Remain Neutral – leave to planners
Comment : We are in favour of a new house on this site, however we would query the bulk of the proposed building when viewed against the current street scene. Also there does not appear to be any provision for parking.

5. Appeals:

TW/07/01789/FUL

Declarations: None disclosed
Address: 21 Holmewood Ridge, Langton Green
Proposal: Detached double garage and conversion of integral garage to habitable space
Decision: Speldhurst Parish Council support TWBC Planners and reiterate original objections.

6. Start time for future meetings

After discussion it was unanimously agreed to commence future meetings at 7.45pm in order to be to finish the meetings at a reasonable hour.

7. Items for Information

7 Gibbets – It was noted that the application to build another dwelling in the garden had been refused

Section 106 Monies – In view of the decision by TWBC/KCC not to seek Section 106 Monies in every case where they could be sought (e.g. Furzefield Avenue`s 7 house development), the Committee resolved that Speldhurst Parish Council should formally raise the issue of 106 Monies on the response to all planning applications with 2 or more houses in a development. To be placed on the Agenda for the full Parish Council Meeting.

The meeting closed at 9.22pm

CHAIRMAN