



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

Minutes of a Planning Committee Meeting held in the Committee Room, Langton Green Village Hall on Monday 14th February 2011 at 7.30pm

MEMBERS PRESENT: Cllrs Mrs Podbury (Chairman), Mrs Paulson-Ellis, Brown, Ellis, Langridge, Milner and Wheeler

OFFICER PRESENT: Mrs Meirion Flemington – Asst Clerk

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

1. Apologies and Reasons for Absence: Cllr Mrs Hull (prior engagement)

Cllr Mrs Podbury thanked Cllr Ellis for the contribution he has made to the Planning Committee over the past seven years

2. Declarations of Interest: Cllr Mrs Paulson-Ellis – **TW/11/00267** – Applicant known to her – personal interest. Cllrs Mrs Podbury, Mrs Paulson-Ellis, Ellis, Langridge and Wheeler – **TW/11/00105** - Applicant known to them – personal interest. All Cllrs present – **TW/11/00175 & TW/11/00177** – one of the applicants is a Parish Councillor and known to them – personal interest.

3. Declarations of Lobbying: Cllr Langridge had been approached about **TW/11/00088** but had given no comments or opinions

4. The Minutes of 18th January 2011 were signed as a correct record.

5. Matters Arising:

28 Hither Chantlers – tree: The assistant clerk read out a letter confirming that the property owner and TWBC Tree Officer have agreed that the replacement tree will be a Liquidamber. Cllr Brown advised that this has now been planted.

Old Police House Site, Langton Green: Cllr Langridge advised that the development is being marketed as 'The Langtons'. **The assistant clerk to find out whether the Parish Council can have any input into the name of the road/postal address for these properties so it could be something local/historical.**

TWBC Planning Information Brochure: The assistant clerk had obtained further copies of this document and handed a copy to each Councillor.

Refusal of planning application 10/03866 – PV panels at Old Farmhouse, Bullingstone Lane, Speldhurst: The assistant clerk reported that TWBC have confirmed that the applicant has 6 months to appeal the refusal and thereafter enforcement proceedings would be put in place if not appeal has been made or it has been dismissed. **This is to be monitored.**

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 no members of the public present.

TW/11/00033/HOUSE/AJ

Location: 2 Watson Court, The Green, Langton Green, Royal Tunbridge Wells

Proposal: Proposed two bay garage

Decision: Remain neutral – leave to Planning Officer

TW/11/00065/HOUSE/EA1

Location: Penwarne, Stonewall Park Road, Langton Green, Royal Tunbridge Wells

Proposal: Addition of front enclosed porch

Decision: Recommend approval

Comment: Improves the street scene

TW/11/00085/HOUSE/ARJ

Location: Bonds, Bullingstone Lane, Speldhurst, Royal Tunbridge Wells

Proposal: Construction of in ground open air swimming pool, hard paved terrace and suspended hardwood terrace, new access steps, solar panels to heat water to swimming pool, installation of main access gates to driveway

Decision: Remain neutral – leave to Planning Officer

Comment: Concern expressed at the extent of hard landscaping, the visual impact of the solar panels from the adjacent wood and the amount of earth moving given the history of landslides in the immediate area

TW/11/00087/FUL

Location: The Hare, Langton Road, Langton Green, Royal Tunbridge Wells

Proposal: Retrospective: Two kitchen vents to replace existing vent on pitched roof

Decision: Remain neutral – leave to planning Officer

Comment: The vents are visually unattractive

TW/11/00088/ADV

Location: Langton Green Service Station, Langton Road, Langton Green, Royal Tunbridge Wells

Proposal: Advertisement – 3 No. internally illuminated canopy fascias; 2 No. internally illuminated hanging boxes; 1 no. internally illuminated twin leg pole sign

Decision: Remain neutral – leave to Planning Officer

Comment: Concern expressed that the bottom section of the sign impedes visibility for vehicles approaching the A264 from Salisbury Road and that the lighting should not be any greater than the existing

TW/11/00096/HOUSE/GM2

Location: Langton Villa, Langton Road, Langton Green, Royal Tunbridge Wells

Proposal: Demolition of existing single storey garage and part demolition of existing utility room and workshop. Construction of new single storey extension, two storey extension and garage. Update aesthetics of building, improve windows and landscaping

Decision: Remain neutral – leave to Planning Officer

TW/11/00105/HOUSE/GM2

Location: 2 Spring Cottages, Burrswood, Groombridge, Royal Tunbridge Wells

Proposal: Demolition of existing structure (except brick plinth and chimney) and replace with a single storey studio

Decision: Remain neutral – leave to Planning Officer

Comment: The applicant was previously Chairman of Speldhurst Parish Council

TW/11/00110/TPO/DMD

Location: 4 Roopers, Speldhurst, Royal Tunbridge Wells

Proposal: Trees: T137 – PAPER BARK BIRCH – Remove three lowest branches on drive side; G2 – MIXED SPECIES – Prune back to the boundary up to a height of 10m

Decision: Remain neutral – leave to Tree Officer

TW/11/00149/TPO/DMD

Location: 18 Roopers, Speldhurst, Royal Tunbridge Wells

Proposal: TREES: T32 – HORSE CHESTNUT – Raise canopy by approx 3.5m and tidy up overhang over neighbours garden

Decision: Remain neutral – leave to Tree Officer

TW/11/00175/HOUSE/GM2

Location: Stone Cross, Ashurst Road, Ashurst, Royal Tunbridge Wells

Proposal: Erection of lean-to greenhouse to south west of garage block

Decision: Remain neutral – leave to Planning Officer

TW/11/00177/LBC/GM2

Location: Stone Cross, Ashurst Road, Ashurst, Royal Tunbridge Wells

Proposal: Listed Building Consent – Erection of lean-to greenhouse to south west of garage block

Decision: Remain neutral – leave to Planning Officer

TW/11/00249/HOUSE/SF

Location: Mill Farm, Broomhill Road, Royal Tunbridge Wells, TN3 0TD

Proposal: Demolition of existing rear conservatory, timber store and double storey flat roof extension and replacement with double storey extension with dormer

Decision: Remain neutral – leave to Planning Officer

TW/11/00267/RE

Location: Adams Well, Broom Lane, Langton Green, Royal Tunbridge Wells

Proposal: Extension of time: Amendments to approved application (TW/05/02844/FUL) for removal of mobile home and sheds and erection of new garage with kennel, log store and storage over (TW/08/01570 refers)

Decision: Remain neutral – leave to Planning Officer

Comment: Concern expressed as Speldhurst Parish Council has been in contact with TWBC Enforcement over many years and would like to see the planning position on the whole of this site regularised at the same time as this planning application is determined

7. Items for Information

Cllr Mrs Paulson-Ellis reported that the price of slate is increasing significantly.

Cllrs Mrs Podbury, Brown and Milner are attending the KALC Planning Training Conference on 12th March.

The letter received regarding a telecom mast at Peacock Farm, Lower Green Road will be acknowledged but no comments will be made at this stage.

The Parish Council's original planning application in respect of the trees at Roopers, Speldhurst has been withdrawn and a new application is being submitted for the work on the trees now agreed with the TWBC Tree Officer and the residents.

Cllr Mrs Paulson-Ellis advised that in the field off Barrow Lane, Langton Green where there is a public footpath there is a blocked drain and potentially dangerous flooding. **The assistant clerk to report.**

There being no further business the meeting closed at 8.22 pm.

Chairman