



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

Minutes of a Planning Committee Meeting held in the Parish Council Office, Langton Green Recreation Ground, on Thursday 8th May 2014 at 7.30pm

MEMBERS PRESENT: Cllr Langridge (Chairman), Mrs Horne, Mrs Hull, Mrs Podbury and Mrs Soyke

OFFICER PRESENT: Mrs M Flemington – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There was one member of the public present

1. **Apologies and Reasons for Absence:** Cllr Turner (prior engagement)
2. **Declarations of Interest:** Cllr Mrs Soyke declared an interest in TW/13/03531 and Cllr Langridge declared an interest in TW/14/00910.
3. **Declarations of Lobbying:** There were none
4. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on **8th April 2014** were approved and signed as a true record.
5. **Matters Arising:**
Trees – Cllr Mrs Soyke suggested writing to the TWBC Tree Officer to request a list/map of TPOs in the Parish.
6. **Public Open Session** – the meeting will be adjourned to give members of the public an opportunity to raise with the Committee any items of interest or concern. If members of the public are attending regarding a specific planning application on this agenda the Committee Chairman may bring this application forward under item 8. Below. **The public open sessions may be limited to a time to be determined.**

There was one member of the public present in respect of TW/13/03531 and this application was brought forward on the agenda for discussion and decision.

TW/13/03531/FULL/EG

Location: Salomons Centre, David Salomons Estate, Broomhill Road, Southborough, Royal Tunbridge Wells

Proposal: Erection of hotel building in the Walled Garden, including demolition of two existing buildings and creation of a new car park

Cllr Mrs Soyke left the room for the duration of the discussion and decision on this application.

The member of the public spoke and made the following comments:

- The site is within an Area of Outstanding Natural Beauty and the Metropolitan Green Belt
- Major traffic issues for the narrow country lanes which provide the only access to the site, and for local villages
- Noise, light and traffic pollution
- Damage to woodland, wildlife and the environment
- There are also proposals for the expansion of nearby Broomhill Bank School

Councillors discussed the application and made the following decision:

Decision: Remain neutral – leave to Planning Officer

Comments: Passing comment on this application has been extremely difficult because we feel we have not been apprised of the full details including the rest of the site and ancillary land. The information that is missing from the current application is what is the overall plan for the whole site? This is not apparent and seems a fundamental oversight.

Concern that the site is within an Area of Outstanding Natural Beauty and the Metropolitan Green Belt and outside the limits to build, and that this proposal would be in contravention of the national and local planning policies.

The roads accessing this very rural site are narrow country lanes with numerous pinch-points. The visibility splays at the exit are a considerable danger for other road users, pedestrians, horses etc. Concern about the number of large vehicles, which cannot safely pass through these lanes, which will be required during construction and on an ongoing basis for events. This together with visitors' vehicles will be far in excess of the number of parking spaces which have been allocated. All of these traffic issues will seriously impact the surrounding villages in the parish.

We also have concerns about adverse environmental impacts:

- Noise pollution
- Light pollution
- Effect on protected wildlife species and overall biodiversity

We support English Heritage's view on the works proposed for the listed walled garden.

This application is a good example of the problems we as a Parish Council face in trying to view plans on the website which are illegible on the screen.

Speldhurst Parish Council request that this application is called in to be considered by the Tunbridge Wells Borough Council Planning Committee and not dealt with by Planning Officer delegated powers.

7. Planning appeals – update situation

30 Holmewood Ridge, Langton Green – the appeal has not been determined yet.

Northfield Lodge, Langton Green – the appeal has not been determined yet.

4 Newlands, Langton Green – the appeal has not been determined yet.

Treetops (land adjacent to), Stonewall Park Road, Langton Green – the appeal hearing is being held on 20th May

3 Orchard Cottages, Ashurst Hill, Ashurst – an appeal has been lodged since the last committee meeting

8. Planning applications for discussion and decision:

TW/14/00803/HOUSE/CP3

Location: 45 Hither Chantlers, Langton Green, Royal Tunbridge Wells
Proposal: First floor extension over existing single-storey utility room

Decision: Remain neutral – leave to Planning Officer

TW/14/00910/HOUSE/MM1

Location: Whitethorns, Stonewall Park Road, Langton Green, Royal Tunbridge Wells
Proposal: Detached double garage

Decision: Remain neutral – leave to Planning Officer

TW/14/00922/LBC/EA1

Location: Lower Church Farmhouse, Speldhurst Hill, Speldhurst, Royal Tunbridge Wells
Proposal: Listed Building Consent – Repair existing window where timber has rotted

Decision: Remain neutral – leave to Conservation Officer

TW/14/01070/LBC/EA1

Location: Manor House, Speldhurst Hill, Speldhurst, Royal Tunbridge Wells
Proposal: Listed Building Consent – amendments to proposed single storey extension, internal alterations and re-roofing of flat roofs approved under previous application:- to replace approved french door with window; to remove proposed flat rooflight to utility; minor amendments to lantern lights; to amend layout of new bathroom; to amend access to attic storage; to provide store to proposed games room

Decision: Remain neutral – leave to Conservation Officer

TW/14/01198/TPO/DMD

Location: Broomlands, Broom Lane, Langton Green, Royal Tunbridge Wells
Proposal: Trees: ASH (T1) – Fell

Decision: Leave to Tree Officer

TW/14/01205/TPO/DMD

Location: Spire Tunbridge Wells Hospital, Fordcombe Road, Fordcombe, Royal Tunbridge Wells
Proposal: Trees: 1 No. OAK – Reduce by 60%

Decision: Leave to Tree Officer

9. Items for Information:

CLLr Langridge will be attending the Treetops Appeal hearing at TWBC on 20th May. **The Assistant Clerk to advise TWBC.**

There being no further business the meeting closed at 8.43pm

Chairman