

Speldhurst Parish Council

Minutes of The Planning Committee Meeting held in The Village Hall, Ashurst on Wednesday, 15th October 2008 at 7.45pm

Present : Cllr. Mrs Paulson-Ellis (Chairman)
Mrs Podbury
Cllr. Ellis
Cllr. Langridge
Cllr. Stevens
Cllr. Wheeler

Clerk – Mrs Pauline Lambell

Seven members of the public – 08/03248 – Bradleys
(Speldhurst) Limited

Apologies: Cllr. Brown – prior engagement

The Minutes of the Meeting held on 24th September 2008, having previously been distributed to all members, were agreed and signed.

It was unanimously agreed to bring item 08/03248 forward to the beginning of the Agenda.

08/03018/FUL/SF1

Declarations: None disclosed
Address: 38 Holmewood Ridge, Langton Green
Proposal: Single storey side and rear extension, dormer windows to front and rear and loft conversion
Decision: Remain Neutral – leave to Planners

08/03027/FUL/RE4

Declarations: None disclosed
Address: Northfields House, Penshurst Road, Speldhurst
Proposal: Conversion of single dwelling house to form 3 self contained residential units. Consisting of 2 on the ground floor and 1 on the first floor.
Decision: Recommend Refusal – Request that the application be determined by Western Area Committee

- The plans are inaccurate relating to the existing elevations
- There is no off road parking facility in an already over congested location.
- The Parish Council have received representation from the Bus Company and the Doctors` Surgery with regard to the parking concerns

08/03229/FUL/EG1

Declarations: None disclosed
Address: 2 Watson Court / Watson Hall Institute, Langton Green
Proposal: Amendments to previously approved detached dwelling and amendment to site address
Decision: Remain Neutral – leave to Planners

08/03236/FUL/BD1

Declarations: None disclosed
Address: 11A Holmewood Ridge, Langton Green
Proposal: Amendments to previously approved detached dwelling
Decision: Remain Neutral – leave to Planners

08/03248/FUL/BD1

Declarations: None disclosed
Address: Bradleys (Speldhurst) Limited, Speldhurst Hill, Speldhurst
Proposal: Proposed change of use of Grade 2 Listed mill to form three bedroom house with mill machinery retained. Demolition of existing 20c retail, industrial, storage buildings and silos. Reduction of hard standing. Improvement to on site water management. Construction of two 2 bedroom cottages, two 3 bedroom and three 4 bedroom houses with associated car parking, garaging and landscaping.
Decision: The Committee will recommend the following to the full Parish Council :

Remain Neutral – request that the application be determined by Committee and will ask Borough Councillor David Jukes to call in the application due to the amount of local interest

The Committee would make the following comments and requests :

- Request that the Listed Building be restored before commencement of the development
Request that the public footpath WT68 remains open to the public during construction work
- Concerns of general flooding of the area particularly around Mill Pond and Smallbrook
- Exit from the site when turning right extremely dangerous
- 106 Money
- Construction traffic to use a designated route

08/03252/LBC/BD1

Declarations: None disclosed
Address: Bradleys (Speldhurst) Limited, Speldhurst Hill, Speldhurst
Proposal: Listed Building Consent – as above
Decision: As above

08/03347/FUL/SW3

Declarations: None disclosed
Address: 13 Northfields, Speldhurst
Proposal: Two storey side extension
Decision: Recommend Refusal

- Scale and massing
- Out of keeping with street scene

08/03355/FUL/SW3

Declarations: None disclosed
Address: 15A Hither Chantlers, Langton Green
Proposal: Demolition of existing garage and construction of new 3 bay garage with playroom over and alterations to existing driveway
Decision: Recommend Refusal

We see no difference to application number 08/01345 which was refused by the Planners.

Main concerns :

- Bulk
- Should Planners recommend Approval of this application we request a non-severance clause.

Middlefield / Rusthall Elms – update

Borough Councillor David Jukes had agreed to request that the approved application be referred back to Committee for consideration to the access for site construction. The 106 was not drafted as yet.

11 Northfields

The Certificate of Lawful Development had been refused. Clerk will contact Paul Cole for clarification.

Planning Committee`s Terms of Reference

The Committee unanimously approved the Terms of Reference and these would be put to full Council for approval.

Items for Information

Cllr. Mrs Podbury had obtained information which was discussed.

60 Longmeads, Langton Green – concerns expressed with regard to the fencing.

There being no further business to discuss the meeting closed at 9.35pm.

CHAIRMAN