



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

Minutes of a Planning Committee Meeting held on Monday 23rd November 2015 at 7.30pm in the Parish Council Office, Langton Green Recreation Ground

MEMBERS PRESENT: Cllrs Mrs Hull, Mrs Lyle, Allen, Turner, Mercieca
In the absence of Cllr Mrs Horne, Cllr Turner (Vice Chairman) acted as Chairman.

OFFICER PRESENT: Mrs M Flemington – Assistant Clerk, Christopher May – Clerk, Kate Plunkett (trainee assistant clerk)

MEMBERS OF THE PUBLIC PRESENT: There was one member of the public present, Mr Phil Cooper, in connection with 15/508917/FULL 'The Orchard' in Ferbies, Speldhurst.

1. **To enquire if anyone present intends to film, photograph and/or record the meeting:** No-one present intended to film, photograph and/or record the meeting.
2. **To receive and approve apologies and reason for absence:** Cllr Mrs Jeffries and Cllr Mrs Horne (both prior engagement)
3. **Disclosure of Pecuniary or Non-Pecuniary Interests:** Mrs M Flemington declared an interest in the two Bradleys applications. (14/501167/FULL and 14/501170LBC)
4. **Declarations of Lobbying:** There were none.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on 26th October 2015 be approved as a correct record and signed by the Chairman.
6. **Matters Arising:**
Paperless planning and e-consultation – there was nothing to report.
Trees – there was nothing to report.

- 7. Public Open Session:** There was one member of the public present in connection with **15/508917/FULL** – The Orchard, Ferbies, Speldhurst. It was agreed to bring this application forward on the agenda.

Mr Cooper distributed a written statement detailing his comments on the application and photographs of the front and rear elevations. Mr Cooper read his statement .

Mrs Hull noted the Council was pleased Mr Cooper had consulted his neighbours. Following a neighbour's concern that he didn't want a two storey extension so close to the boundary, Mr Cooper reduced the application to a single storey extension. The roof design has also been amended to accommodate neighbour's concerns.

The Committee discussed the application and **RESOLVED** to make the following decision:

15/508917/FULL

Location: The Orchard, Ferbies, Speldhurst, Royal Tunbridge Wells, TN3 0NS

Proposal: New garage with link structure to main house. Flank extension over existing garage with bay with rooflights. Rear single storey extension. Flank single storey extension, internal and external alterations

Decision: Remain neutral – leave to Planning Officer

8. Planning appeals:

The planning appeal in respect of 15/502971/LBC – Lower Church Farmhouse, Speldhurst Hill, Speldhurst following refusal by TWBC for an application for listed building consent to restore front door into the property, requiring removal of window and new front door in oak to the hallway of the house is ongoing.

The planning appeal in respect of 15/502582 – Little Stonewall Oast, Speldhurst Road, Langton Green following refusal by TWB for an application for ancillary residential use to oast, new first floor and fenestration changes is ongoing.

The planning appeal in respect of 14/506729 - Pokehill Farm, South Farm Lane, Langton Green following refusal by TWBC for an application for Conversion of a redundant stable building to two holiday lets with small extension is ongoing.

9. Planning applications for discussion and decision:

Mrs M Flemington left the room for the duration of the discussion and decisions on the two Bradleys applications.

14/501167/FULL

Location: Bradleys (Speldhurst) Ltd, Speldhurst Hill, Speldhurst, Royal Tunbridge Wells, TN3 0NG

Proposal: Demolition of existing commercial buildings and introduction of 4 new dwellings comprising two detached houses of traditional design and a pair of semi-detached 'workers cottages', the conversion of the existing Listed Mill building to provide a 4 bedroom dwelling, and the provision of garaging/parking and associated landscaping

Decision: Recommend approval

Comments: This development proposal would ensure the preservation of the historic mill for the future. We note that the flood risk has been assessed. We would ask the Planning Officer to ensure there is no encroachment on the Green Belt.

14/501170LBC

Location: Bradleys (Speldhurst) Ltd, Speldhurst Hill, Speldhurst, Royal Tunbridge Wells, TN3 ONG

Proposal: Listed Building consent - Demolition of existing commercial buildings and introduction of 4 new dwellings comprising two detached houses of traditional design and a pair of semi-detached 'workers cottages', the conversion of the existing Listed Mill building to provide a 4 bedroom dwelling, and the provision of garaging/parking and associated landscaping

Decision: Recommend approval

Comments: This development proposal would ensure the preservation of the historic mill for the future. We note that the flood risk has been assessed. We would ask the Planning Officer to ensure there is no encroachment on the Green Belt.

15/508128/FULL

Location: Larkins, Furzefield Avenue, Speldhurst, Royal Tunbridge Wells, TN3 OLD

Proposal: Roof alterations to provide gable end with new window and addition of dormer window and rooflight

Decision: Remain neutral – leave to Planning Officer

15/508390/FULL

Location: Eastwood, Furzefield Avenue, Speldhurst, Royal Tunbridge Wells, TN3 OLD

Proposal: Loft conversion, extension to conservatory and new vehicular access

Decision: Remain neutral – leave to Planning Officer

15/508534/FULL

Location: 1 Rushetts, Langton Green, Royal Tunbridge Wells, TN3 OHB

Proposal: Insertion of new window at first floor level to the front elevation

Decision: Remain neutral – leave to Planning Officer

15/508563/TPO

Location: 13 Hither Chantlers, Langton Green, Royal Tunbridge Wells, TN3 OBJ

Proposal: TPO application to 1 no. Chestnut Tree – Remove lower branches raising crown to approx. 7ft all round

Decision: Remain neutral – leave to Tree Officer

15/508608/FULL

Location: 26 Langholm Road, Langton Green, Royal Tunbridge Wells, TN3 OEY

Proposal: Part two storey/part single storey side extension

Decision: Remain neutral – leave to Planning Officer

15/508624/FULL

Location: Asmara, Ferbies, Speldhurst, Royal Tunbridge Wells, TN3 ONS

Proposal: Demolition of existing conservatory and replace with new orangery extension at rear; Improved utility and new side entrance door; Replace all windows and door; Roof light at front

Decision: Remain neutral – leave to Planning Officer

15/508684/FULL

Location: Lake Cottage, Lower Green Road, Speldhurst, Royal Tunbridge Wells, TN3 ONA

Proposal: Erection of two storey side extension and ancillary accommodation above garage to include external staircase, pitched roof dormer and roof light

Decision: Remain neutral – leave to Planning Officer

15/508750/FULL

Location: Spire Tunbridge Wells Hospital, Fordcombe Road, Fordcombe, Royal Tunbridge Wells, Kent, TN11 0RD

Proposal: Amendments to planning permission 15/504731/FULL (Installation of an external liquefied petroleum gas (LPG) compound within the grounds of hospital) – Installation of an external underground liquefied petroleum gas (LPG) compound within the grounds

Decision: Remain neutral – leave to Planning Officer.

15/508763/FULL

Location: Flexford, Southfields, Speldhurst, Royal Tunbridge Wells, TN3 0PD

Proposal: Minor material amendment to application 14/500815/FULL for the erection of two-storey rear extension and first floor front extension with single-storey – to show additional four roof lights

Decision: Remain neutral – leave to Planning Officer

15/508925/FULL

Location: Little Birchetts, Stockland Green Road, Speldhurst, Royal Tunbridge Wells, TN3 0TY

Proposal: Variation of condition 2 of 15/501493/FULL (Refurbishment and extension of the existing garden outbuilding to provide habitable annexe accommodation) – for removal of door to allow black weatherboarding to match existing, wording of condition to match 5117 –PD-01 Rev D

Decision: Remain neutral – leave to Planning Officer

15/509083/FULL

Location: 4 Forstall, Langton Green, Royal Tunbridge Wells, TN3 0AP

Proposal: Single Storey rear extension, hipped roof to flat roofed front extension with formation of open porch. Revised scheme to previously approved (13/00894)

Decision: Remain neutral – leave to Planning Officer

Broomhill Bank School expansion

Discussion and decision on consultation email from KCC regarding the proposals to increase the designated number of pupils from 136 to 210

Decision: Remain neutral – leave to Planning Officer

Comments: Concern that any impact on traffic and highways generally should be carefully considered at the Broomhill Bank site in Broomhill Road, Tunbridge Wells.

10. Planning applications for information not statutory consultation:

15/508902/ENVSCR

Location: Spire Tunbridge Wells Hospital, Fordcombe Road, Fordcombe, Royal Tunbridge Wells, Kent, TN3 0RD

Proposal: EIA Screening Opinion – Amendments to planning permission 15/504731/FULL (Installation of an external liquefied petroleum gas (LPG) compound within the grounds of hospital) – Installation of an external underground liquefied petroleum gas (LPG) compound within the grounds (15/508750/FULL refers)

15/508791/SUB

Location: Barden Furnace Barn, Barden Road, Speldhurst, Royal Tunbridge Wells, TB3 0LH

Proposal: submission of details pursuant to Condition 3a – External materials and finishes, 3b – Mechanical ventilation, 3c – Details of the hatch on the left flank elevation, 3d – Details of the door to the front elevation, 3e – New staircase opening, 3f – Joinery, details of new windows, 3g – New wall construction, 3h – Method Statement for insulation materials and 3i – Scheme for timber, drainage and ground investigation of 15/502764/LBC

15/508971/LAWPRO

Location: 10 Holmewood ridge, Langton Green, Royal Tunbridge Wells, TN3 0BN

Proposal: An application for a certificate of lawful development for a proposed development being the stationing of a transportable annexe

15/509051/SUB

Holmewood House School, Barrow Lane, Langton Green, Royal Tunbridge Wells, TN3 0EB

Proposal: Submission of details pursuant to Condition 3: External lighting under reference 08/04133/FULMJ/EG1

11. Items for information

The date for the next meeting is to be confirmed.

There being no further business the meeting closed at 8.26pm.

Chairman