



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 Tuesday 8th January 2013 at 7.30pm**

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

OFFICER PRESENT: Mrs Meirion Flemington – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There was one member of the public present in respect of TW/12/03347 – Victoria Cottage, Peshurst Road, Speldhurst.

1. **Apologies and Reasons for Absence:** There were none.
2. **Declarations of Interest:** There were none.
3. **Declarations of Lobbying:** Cllr Mrs Podbury – TW/12/03347 – Victoria Cottage, Peshurst Road, Speldhurst.
4. **The Minutes of 27th November 2012** were signed as a correct record.

It was **AGREED** to bring forward the discussion and decision on TW/12/03347 – Victoria Cottage, Peshurst Road, Speldhurst

Members of the public are invited to make representations to the Committee on any application on the Agenda.

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

- The garage location would be intrusive to several adjoining properties
- Cars will drive right to the back of the property, with the potential to allow parking for up to ten cars
- A considerable amount of rear garden will be taken up as driveway
- Access onto Peshurst Road can be dangerous
- The boundary hedge and trees might be damaged

TW/12/03347/HOUSE/KLM

Location: Victoria Cottage, Peshurst Road, Speldhurst, Royal Tunbridge Wells

Proposal: Detached single garage and extension to the existing driveway

Decision: Remain neutral – leave to Planning Officer

Comments: Concern is expressed at the positioning of the proposed garage right at the bottom of the garden within an Area of Outstanding Natural Beauty. It could be positioned much nearer/adjacent to the house and still provide the same facility. Irrespective of what may happen we consider the hedge and trees within it should be protected.

5. Matters Arising:

Neighbourhood Planning: A meeting was held at TWBC on 3rd January. Neighbourhood Planning Working Group meetings are scheduled for 14th and 21st January 2013.

Tunbridge Wells South Wastewater Treatment Works: Nothing to report.

Planning Appeals: Two Planning Appeals in respect of Burrswood, Groombridge are on-going. A Planning Appeal has been lodged in respect of The Old Saw Mill, Langton Road, Speldhurst.

Tree Preservation Order Notice – Corbae, Langholm Road, Langton Green – Hornbeam – A copy of the notice served on the landowner by TWBC has been received.

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 other members of the public present.

TW/12/02943/HOUSE/GM2

Location: Broomlands, Broom Lane, Langton Green, Royal Tunbridge Wells

Proposal: The southern part of the building is to be adapted to form a gardener's bothy with storage, and office and a shower. New floor is to be laid in the stables to form a function room with a kitchen, WC and shower in spaces to the south. The office and hayloft to the north are to be converted into a one bedroom flat (all ancillary to Broomlands)

Decision: Remain neutral – leave to Planning Officer

TW/12/02944/LBC/GM2

Location: Broomlands, Broom Lane, Langton Green, Royal Tunbridge Wells

Proposal: Listed Building Consent: The southern part of the building is to be adapted to form a gardener's bothy with storage, and office and a shower. New floor is to be laid in the stables to form a function room with

a kitchen, WC and shower in spaces to the south. The office and hayloft to the north are to be converted into a one bedroom flat (all ancillary to Broomlands)

Decision: Remain neutral – leave to Conservation Officer

TW/12/03219/HOUSE/EA1

Location: Lampington Cottage, The Green, Langton Green, Royal Tunbridge Wells

Proposal: Replacement of existing gates and boundary fencing in the rear garden

Decision: Remain neutral – leave to Planning Officer

TW/12/03201/HOUSE/SF1

Location: Hawarton, Lower Green Road, Speldhurst, Royal Tunbridge Wells
Proposal: Demolish single storey side extension and replace with a two storey side extension

Decision: Remain neutral – leave to Planning Officer
Comment: We applaud the design proposals.

TW/12/03255/HOUSE/SF1

Location: Hawarton, Lower Green Road, Speldhurst, Royal Tunbridge Wells
Proposal: Demolish garage. Double garage with games room over

Decision: Remain neutral – leave to Planning Officer
Comment: If TWBC is minded to grant planning permission we would request that there is a non-severance clause.

TW/12/03254/FUL/SF1

Location: Speldhurst Bank, Barden Road, Speldhurst, Royal Tunbridge Wells
Proposal: (Land adjacent) Vehicle access into Speldhurst Wood; erection of 1.5m deer fencing around perimeter of Speldhurst Wood

Decision: It is difficult to establish fully the details due to lack of clarity of the application but concern was expressed at the danger of an access onto Barden Road and the possible impact if the whole wood is deer fenced.

TW/12/03302/TPO/DMD

Location: 22 Hither Chantlers, Langton Green, Royal Tunbridge Wells
Proposal: TREES: 1 no. SWEET GUM TREE – Remove sucker growth arising from base of tree

Decision: Remain neutral – leave to Tree Officer

TW/12/03394/HOUSE/SF1

Location: 7 St Mary's Lane, Speldhurst, Royal Tunbridge Wells
Proposal: Single storey rear extension; formation of roof over existing and proposed extension to match height of existing property and create rooms in roof; porch to front

Decision: Recommend refusal
Comments: Concern is expressed at over-development of the plot, overlooking, overshadowing, the increased roof height and that the proposal is not in keeping with the adjoining properties. Parking would also be a major issue with this enlarged proposal in this location.

TW/12/03469/FUL/RCC

Location: 24 Holmewood Ridge, Langton Green, Royal Tunbridge Wells
Proposal: Demolition of existing house and construction of replacement dwelling (Revised scheme to that approved under TW/11/02071)

Decision: Remain neutral – leave to Planning Officer

7. Items for Information:

Cllr Turner reported that a new access is being used from Peshurst Road for building work at Upper Bullingstone.

Cllr Mrs Hull raised the issue of overdevelopment without suitable soakaways.

Cllr Mrs Horne said that demolition work has commenced at Somerden, Langton Road, Speldhurst. The Assistant Clerk checked and reported that although we had not been notified TWBC have granted permission for the demolition and building of a new property TW/12/02657.

Cllr Langridge requested the Assistant Clerk to ask TWBC why they had not taken SPC's recommendation into account when granting permission for stabling at Lower Church Farm, Speldhurst TW/12/03161.

The date of the next meeting is to be arranged.

There being no further business the meeting closed at 8.37pm

Chairman