



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 30th October 2012 at 7.30pm

MEMBERS PRESENT: Cllr Langridge (Chairman), Cllrs Mrs Horne (arrived 7.35pm), Mrs Podbury, Mrs Soyke and Turner

OFFICER PRESENT: Mrs Meirion Flemington – Assistant 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) and Cllr Hemming (prior engagement)
2. **Declarations of Interest:** Cllr Mrs Horne – TW/12/02657 – Somerden, Langton Road, Speldhurst and Cllr Turner – TW/12/02714 – Birch Cottage, Penshurst Road, Speldhurst
3. **Declarations of Lobbying:** There were none
4. **The Minutes of 2nd October 2012** were signed as a correct record.
5. **Matters Arising:**
 - Neighbourhood Planning:** Cllr Turner reported that a meeting of the Working Group is to be held on 22nd November.
 - Tunbridge Wells South Wastewater Treatment Works:** Cllr Langridge reported that Southern Water have put the further road signs up but not yet the ones on the bends in Broom Lane. **The Assistant Clerk to contact Southern Water about these signs and to get confirmation of when the extraordinary large vehicle will require access to the site.**
 - Planning Appeals:** The Assistant Clerk reported that the Dashpers, Stonewall Park Road Planning Appeal has been allowed and planning permission granted for the erection of a detached three bed dwelling.
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/12/02571/HOUSE/KLM

Location: The Old School House, Ashurst Road, Ashurst, Royal Tunbridge Wells
Proposal: Loft conversion with existing flat roof section to be raised and Velux windows only

Decision: Remain neutral – leave to Planning Officer

TW/12/02576/HOUSE/KLM

Location: 3 Ryders, Langton Green, Royal Tunbridge Wells
Proposal: Ground floor rear kitchen

Decision: Remain neutral – leave to Planning Officer

TW/12/02657/FUL/LAM

Location: Somerden, Langton Road, Speldhurst, Royal Tunbridge Wells
Proposal: Demolition of house and garage and construction of 5 bedroom house with double garage and surface parking/access drive
Cllr Mrs Horne spoke and then left the room for the duration of the discussion

Decision: Recommend refusal

Comments: Concern is expressed, even having taken into account the revised proposal drawings sent to us on 30th October, that the proposed height and design would have an adverse effect of the 'street scene'. Concern also expressed at overlooking from the upper storey and possible light pollution and that the existing hedge at the front of the property should be retained.

TW/12/02668/FUL/RE4

Location: Holmewood House School, Barrow Lane, Langton Green, Royal Tunbridge Wells
Proposal: Removal of existing rendered panels below windows to orangery and replacement below fixed lights with new painted timber panels or with new doors in lieu of casements

Decision: Recommend approval

Comments: This proposal for the orangery will add to the attractiveness of the building, reflecting its historic past and enhance the facilities

TW/12/02672/LBC/RE4

Location: Holmewood House School, Barrow Lane, Langton Green, Royal Tunbridge Wells
Proposal: Listed Building Consent - Removal of existing rendered panels below windows to orangery and replacement below fixed lights with new painted timber panels or with new doors in lieu of casements

Decision: Recommend approval

Comments: This proposal for the orangery will add to the attractiveness of the building, reflecting its historic past and enhance the facilities

TW/12/02673/HOUSE/SF1

Location: Rusthall House, Langton Road, Langton Green, Royal Tunbridge Wells
Proposal: Reconstruction of tower roof and new larger dormers

Decision: Remain neutral – leave to Planning Officer

TW/12/02681/HOUSE/RE4

Location: Birchett Meads, Langton Road, Langton Green, Royal Tunbridge Wells

Proposal: Extension, alterations and loft conversion

Decision: Remain neutral – leave to Planning Officer

TW/12/02698/FUL/NR2

Location: 24 Holmewood Ridge, Langton Green, Royal Tunbridge Wells

Proposal: Demolition of existing house and construction of replacement dwelling 9 amendment to planning permission TW/11/02701)

Decision: The application has been withdrawn by the applicant

TW/12/02714/TPO/DMD

Location: Birch Cottage, Penshurst Road, Speldhurst, Royal Tunbridge Wells

Proposal: Trees: CONIFER HEDGE – Fell and replace

Decision: Remain neutral – leave to Tree Officer

TW/12/02731/LBC/SF1

Location: St Michael's, Burrowswood, Groombridge, Royal Tunbridge Wells

Proposal: Listed Building Consent – Alterations and refurbishments internally including provision of accessible shower rooms, or improvement to existing

Decision: Remain neutral – leave to Conservation Officer

TW/12/02758/HOUSE/RE4

Location: 29 Dornden Drive, Langton Green, Royal Tunbridge Wells

Proposal: Two single storey side extensions, one incorporating a garage

Decision: Recommend approval

Comments: This proposal improves the street scene

TW/12/02819/LBC/SF1

Location: Little Bote House, Etherington Hill, Speldhurst, Royal Tunbridge Wells

Proposal: Listed Building Consent: Renew kitchen window subframe and refurbish casements; renew one plain glazed window; renew French doors and windows; restore sash window at first floor (work commenced)

Decision: Remain neutral – leave to Conservation Officer

KCC/TW/0246/2012

Location: Broomhill Bank School, Broomhill Road, Tunbridge Wells

Proposal: Proposed additional parking and associated access

Decision: Remain neutral – leave to Planning Officer

Comments: Speldhurst Parish Council supports this proposal but concern is expressed at the large expanse of tarmac required for parking spaces for 50 cars

7. Items for Information:

Cllr Mrs Soyke reported that 52 new car parking spaces are being constructed at Ashurst Station. TWBC had received two pre-application enquiries but no planning application has been submitted.

The date of the next meeting is to be confirmed.

There being no further business the meeting closed at 8.32pm

Chairman