



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

Minutes of a Planning Committee Meeting held on Tuesday 5th May 2015 at 7.30pm in the Parish Council Office, Langton Green Recreation Ground

MEMBERS PRESENT: Cllrs Langridge (Vice-Chairman and Acting Chairman for this meeting), Mrs Podbury and Turner

OFFICER PRESENT: Mrs M Flemington – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There were no members of the public present.

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. **Apologies and reason for absence:** Cllrs Mrs Horne, Mrs Hull and Barrington-Johnson (all prior engagement)
3. **Disclosures of Pecuniary or Non-Pecuniary Interest:** There were none.
4. **Declarations of Lobbying:** There were none.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on **13th April 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** – The Assistant Clerk reported that in respect of **15/501152/TCA** - Location: Old Well House, Langton Road, Speldhurst, Royal Tunbridge Wells, TN3 0NP - Proposal: Trees in Conservation Area – T1 – Fell – Close to footpath and prone to drop branches regularly, risk of further structural damage. T2 – Fir – Close to footpath and prone to drop branches, risk of further structural damage the TWBC Tree Officer has objected to the proposed works and decided to make a Tree Preservation Order.
7. **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 were no members of the public present.

8. Planning appeals – there are no current planning appeals.

9. Planning applications for discussion and decision:

15/502173/FULL

Location: Land adjacent to 19 Ryders, Langton Green, Royal Tunbridge Wells

Proposal: The partial change of use from open space to domestic garden and the erection of boundary hedge

Decision: Remain neutral – leave to Planning Officer

Comments: We would like to see the mature trees preserved

15/502279/FULL

Location: Priestwood Cottage, Old House Lane, Fordcombe, Royal Tunbridge Wells

Proposal: Change of use for land south of Priestwood Cottage, agricultural to residential use (garden)

Decision: Remain neutral – leave to Planning Officer

15/502377/FULL

Location: 16 Holmewood Ridge, Langton Green, Royal Tunbridge Wells, TN3 0ED

Proposal: Erection of single storey side extension, conversion of garage to gym with raised roof, insertion of rooflights, changed to fenestration, installation of electric gates, side gates and extension to driveway

Decision: Remain neutral – leave to Planning Officer

15/502582/FULL

Location: Little Stonewall Oast, Speldhurst Road, Langton Green, Royal Tunbridge Wells, TN3 0JH

Proposal: Ancillary residential use to oast, new first floor and fenestration changes

Decision: Remain neutral – leave to Planning Officer

15/502709/TPO

Location: 9 Oxlea, Langton Green, Royal Tunbridge Wells, TN3 0BX

Proposal: TPO application to reduce 2 no Oak trees by 25%

Decision: Remain neutral – leave to Tree Officer

15/502713/FULL

Location: Brambletye, Furzefield Avenue, Speldhurst, Royal Tunbridge Wells, TN3 0LD

Proposal: Extension to roof, wall ends raised to form partial gables with barn hips, including front dormers with raised pitched roofs, linear metal clad dormers to rear, changes to fenestration and external cladding

Decision: Remain neutral – leave to Planning Officer

Comments: Some concern expressed at the height of the proposed extension and the proximity to the neighbouring property

15/502764/LBC

Location: Barden Furnace Farm, Barden Road, Speldhurst, Royal Tunbridge Wells, TN3 0LH

Proposal: Listed Building Consent for conversion of existing barn to form granny annexe

Decision: Remain neutral – leave to Planning and Conservation Officers

Comment: If TWBC is minded to grant planning consent we would request that there is a non-severance condition

15/502787/FULL

Location: Meads House, Langton Road, Speldhurst, Royal Tunbridge Wells, TN3 0JH

Proposal: Demolition of existing garage and erection of an oak framed annexe for elderly relative.
(Revised scheme)

Decision: Remain neutral – leave to Planning Officer

Comment: If TWBC is minded to grant planning consent we would request that there is a non-severance condition

15/502937/FULL

Location: Broom Bank, Broom Lane, Langton Green, Royal Tunbridge Wells, TN3 0RA

Proposal: Demolition of existing garage and erection of a new garage

Decision: Remain neutral – leave to Planning Officer

Comments: Some concern expressed at the size of the proposed garage in relation to the house

10. Planning applications for information not statutory consultation:

15/502484/NMAMD

Location: Clint, Furzefield Avenue, Speldhurst, Royal Tunbridge Wells, TN3 0LD

Proposal: Non Material Amendment to 14/500871 – Replace velux windows with dormer windows to rear elevation, swap position of doors and windows on ground floor rear elevation

15/502606/LAWPRO

Location: 29 Salisbury Road, Langton Green, Royal Tunbridge Wells, TN3 0ES

Proposal:

Lawful Development Certificate (proposed): New porch construction

15/502735/SUB

Location: Greenholme, The Green, Langton Green, Royal Tunbridge Wells, TN3 0JB

Proposal: Submission of details for planning application 15/500812/LBC – Condition 3 – Detail of extract fan and its relationship with the tudor vent roof tile and manufacturers details

15/502744/LAWPRO

Location: 69 The Boundary, Langton Green, Royal Tunbridge Wells, TN3 0YA

Proposal: Lawful Development Certificate (Proposed): Single storey side extension

15/502849/AGRIC

Location: Land at Burrswood, Groombridge, Royal Tunbridge Wells

Proposal: Prior notification for the erection of four 11.0m x 3.66m standard agricultural polytunnels

11. Items for Information: There were none.

The date for the next meeting is to be confirmed.

There being no further business the meeting closed at 8.01pm

Chairman