



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

**Minutes of a Planning Committee Meeting held on Wednesday 21<sup>st</sup> August 2019 at 7.30pm in the Council Offices, Langton Green Village Hall**

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**MEMBERS PRESENT:** Cllrs Mrs Price (Chairman), Barrington-Johnson (ex-officio), Milner (ex-officio) and Rowe.

**OFFICERS PRESENT:** Mrs Kate Harman – 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. **To receive and approve apologies and reasons for absence:** apologies were received from Cllrs Mrs Woodliffe, Ellery, Turner, Round and Scarbrough – all holidays.
3. **Disclosures of Interests:** there were none.
4. **Declarations of Lobbying:** Cllr Mrs Price said that the resident of 25 Dornden Drive spoke to her briefly during the site visit about her personal circumstances. Mrs Price did not pass on her comments to the Committee.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on 29<sup>th</sup> July 2019 be approved as a correct record and signed by the Chairman.
6. **Matters Arising:** Councillors discussed whether or not a Lawful Development Certificate should be sought for plastic grid matting to be installed in an area of the LG Recreation Ground next to the Pavilion to provide additional parking during events. It was agreed SPC should do everything possible to preserve the grassed area and the visual amenity. It was agreed a Lawful Development Certificate would be applied for.
7. **Public Open Session:** there were no members of the public present.
8. **Planning appeals:**

**19/00329/FULL**

Location: 3 Knowle Close, Langton Green, Royal Tunbridge Wells, Kent TN3 0EP

Proposal: Demolition of existing dwelling and erection of 2 dwellings, access and parking.

It was noted that this application had been allowed.

**18/03582/FULL**

Location: 21 Newlands, Langton Green, Royal Tunbridge Wells, Kent

Proposal: Demolition of two existing houses and the erection of six 3-bedroom homes and four 4-bedroom homes, plus associated access, parking and landscaping.

Cllr Round had written an email to Councillors regarding this appeal which was noted. It was agreed that Cllr Mrs Price would prepare a response to the appeal on behalf of SPC based on the points previously made.

**9. Planning applications for discussion and decision:**

**19/02039/TPO**

Location: The Old Court, Langton Road, Langton Green, Tunbridge Wells, Kent TN3 0BB

Proposal: Trees: London Plan (T1) – Raise crown over the driveway and garden to approximately 5 metres above ground level cutting back to appropriate branch axils. Remove major deadwood.

Decision: Remain neutral – leave to Tree Officer.

**19/02000/FULL**

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

Proposal: Proposed two storey rear extension, proposed single storey side extension and alterations to fenestration.

Cllr Mrs Price lived in close proximity to this property and therefore abstained from the discussions.

Decision: Remain neutral – leave to Planning Officer.

**19/01945/FULL**

Location: David Lovett Butchers, Holland Croft, Langton Road, Langton Green, Tunbridge Wells, Kent TN3 0EG

Proposal: Change of use from A1 use to residential unit with additional window and change from shop front to new storm canopy.

Decision: Remain neutral, leave to Planning Officer, however we are very disappointed at the loss of yet another shop in the village.

**19/02129/FULL**

Location: Bluebell Cottage, 30 First Street, Langton Green, Tunbridge Wells, Kent TN3 0EU

Proposal: Demolition of existing rear single-storey extension; proposed roof conversion including rear dormer and roof light; single storey side and rear extension.

Decision: Remain neutral, leave to Planning Officer, provided that the rear dormer window does not cause overlooking of properties in Homewood Road.

**19/01958/FULL**

Location: 25 Dornden Drive, Langton Green, Tunbridge Wells, Kent TN3 0AA

Proposal: Erection of detached garage/gym.

Decision: Remain neutral, leave to Planning Officer on condition that the existing high hedge at the front of the property is retained.

**10. Compliance Issues:**

- a) Herons Oast Farm – hedgerow removal and replacement with fence. It was agreed that the Assistant Clerk would seek the advice of the TWBC Enforcement Officer.
- b) The Old Dairy – it was noted that TWBC Enforcement Officer had written to the developer who had advised that the conifers would be removed and the hedge replanted in line with the planning application approval.

- c) 31 Hither Chantlers – the Clerk had reported the issue of removal of trees to the TWBC Enforcement Officer however at the time of the meeting no response had been received.
- d) Cllr Barrington-Johnson had reported a misplaced site notice on Holmewood Ridge. It was agreed that the Assistant Clerk would write to TWBC regarding this issue.
- e) Cllr Rowe said that at the last meeting a discussion had been held regarding retrospective applications for fences etc. It was agreed that the Assistant Clerk would email TWBC for guidance on replacing old fences with new; replacing hedges with fences and height restrictions. This information would help to establish a practise by which the Planning Committee could make decisions.

**11. Items for information:**

- a) It was noted that the link to the Draft Local Plan on the website needed updating.
- b) It was agreed that the Local Plan would go on the agenda for the next Planning Committee meeting to put together a draft response on behalf of SPC which would be put to Full Council in October.
- c) Date of the next meeting was 10<sup>th</sup> September 2019. Cllr Turner had given his apologies.

There being nothing further to discuss, the meeting closed at 8.28pm.

**Chairman**