



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

Minutes of a Planning Committee Meeting held on Monday 13th June 2016 at 7.30pm in the Council Office, Langton Green Recreation Ground

MEMBERS PRESENT: Cllrs Mrs Horne (Chairman), Mrs Price, Allen and Turner.

OFFICER PRESENT: Mrs K Plunkett – 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 reason for absence:** Apologies were received from Cllr Mrs Lyle, (prior engagement), Cllrs Mrs Jeffreys (holiday), Cllr Mercieca (holiday)
3. **Disclosure of Pecuniary or Non-Pecuniary Interests:** There were none.
4. **Declarations of Lobbying:** There was none to report.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on **16th May 2016** be approved as a correct record and signed by the Chairman.
6. **Matters Arising:**
 - The assistant clerk said that an email had been received notifying SPC that the plot of land at Wallers is back up for auction.
 - An update from TWBC on Site Allocation has been received. – Cllr Mrs Price said that the finalisation of the site allocation report was good news because it means SPC has an up to date local plan making planning policies more robust.
 - The letter from Mr Whiskin re 2 Great Footway, Langton Green was discussed but it was **RESOLVED** to take no action and wait for the response from Tunbridge Wells Planning Department.
 - The assistant clerk said that the Clerks are booked on a training course run by TWBC to introduce them to the new planning website for Tunbridge Wells.
7. **Review of Parish Plan** – This item was moved to the end of the meeting.
8. **Public Open Session:** There were no members of the public present.

9. **Planning appeals:** Nothing to report.

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

16/503085/FULL

Location: The Beeches, Stonewall Park Road, Langton Green, Royal Tunbridge Wells, TN3 OHG

Proposal: Demolition of garage, covered passageway and conservatory, construction of new garage and side extension, replacement of cladding materials and enlargement of driveway.
(revised details have been submitted)

Decision: Remain neutral – leave to Planning Officer.

16/503960/FULL

Location: 4 Waterfrets Cottages, Burnt House Lane, Langton Green, Tunbridge Wells, TN3 OJR

Proposal: Demolition of existing single storey rear extension and conservatory and construction of new two storey rear extension. New bathroom window within existing wall and enlarged window to match existing.

Decision: Remain neutral – leave to Planning Officer.

16/503984/FULL

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

Proposal: Minor amendment to 15/504167 (Minor Amendment to 15/504167 (Minor Amendment of 14/500172 (Two detached houses) – to replace velux windows with dormer windows on rear elevation, swap position of doors and windows on ground floor rear elevation) –Change drawing number 1333-05A to 1333-19- change dormer windows on rear elevation to recessed balcony. Change bay window on front elevation to bay window with French doors.

Decision: Remain neutral

Comments: We have concerns about overlooking issues with regard to the balcony.

16/504043/FULL

Location: 46 Asher Reeds, Langton Green, Royal Tunbridge Wells, Kent, TN3 OAR

Proposal: Proposed two storey side extension and single storey rear extension (amendments to planning permission 15/509690/FULL)

Decision: Remain neutral – leave to Planning Officer.

16/504421/FULL

Location: 38 Holmewood Ridge, Langton Green, Royal Tunbridge Wells, TN3 OED

Proposal: Demolition of existing utility room and erection of single storey side extension.

Decision: Remain neutral – leave to Planning Officer.

16/504427/TPO

Location: 39 The Boundary, Langton Green, Royal Tunbridge Wells, Kent TN3 OYA

Proposal: TPO application to 1no. Oak – Reduce canopy to 3-4m, remove low limb on the south side to 3m.

Decision: Remain neutral – leave to Tree Officer.

16/504465/TPO

Location: The Oaks, Ferbies, Speldhurst, Royal Tunbridge Wells, Kent

Proposal: TPO application to trees within G1 overhanging the side boundary Sycamores Larch and Limes – prune the lower canopy back to the boundary/fence line to a height of 6m from ground level. The upper over hanging canopy to be reduced by no more than 4m.

Decision: Remain neutral – leave to Tree Officer.

16/504761/TPO

Location: Larkins, Broom Park, Broom Lane, Langton Green, Royal Tunbridge Wells.

Proposal: TPO application to Thuja Hedge – reduce by 40ft.

Decision: Remain neutral – leave to Tree Officer.

16/510460/FULL

Location: Small Brook Fields, Etherington Hill, Speldhurst, Royal Tunbridge Wells, Kent.

Proposal: Conversion of existing barn to a two bedroom dwelling, demolition of existing stable building with the replacement of open car barn and wood store. Use of existing access onto Lower Green Road.

Decision: Remain neutral – leave to Planning Officer.

11. Review of Parish Plan

The 'Environment' and 'Housing and Planning' sections of the Parish Plan had been circulated prior to the meeting but with insufficient time for Councillors to fully review the information.

Cllr Mrs Horne said that the Planning Committee is very busy and has now been asked to consider adding 'Environment' to the Agenda. Given the time commitment already required of Councillors to visit sites and attend monthly planning meetings it was agreed that merging the Environment Committee with the Planning Committee was not feasible. Cllr Mrs Price suggested that she work with Cllr Mrs Podbury on the Environment Committee with the aim of setting some guiding principles for the Environment Policy which would then be adopted by all Committees. The idea would be to recruit 5 or 6 members of the public, similar to the Highways Committee.

It was **RESOLVED** to send the 'Housing and Planning' section of the PPWG document to the whole Planning Committee and to ask for comments to be returned by Monday 20th June. Cllrs Mrs Horne and Mrs Price would then collate responses and send feedback to the PPWG.

12. Items for information There was nothing to report.

The date for the next meeting is to be confirmed.

There being no further business the meeting closed at 8.30pm.

Chairman