



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 30<sup>th</sup> September 2013 at 7.30pm**

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**MEMBERS PRESENT:** Cllr Langridge (Chairman), Mrs Horne, Mrs Hull, Mrs Podbury and Hemming

**OFFICER PRESENT:** Mrs M Flemington – Assistant Clerk

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

1. **Apologies and Reasons for Absence:** Cllr Mrs Soyke and Cllr Turner (both prior engagement)
2. **Declarations of Interest:** Cllr Langridge declared an interest in TW/13/02533 – 17 Little Footway, Langton Green
3. **Declarations of Lobbying:** There were no declarations of lobbying.
4. **Minutes:** It was **RESOLVED** that the minutes of the Planning Committee meeting held on 9<sup>th</sup> September 2013 were approved and signed as a true record.
5. **Matters Arising:**

**Planning Appeals:** The Assistant Clerk reported that the Planning Appeal in respect of an extension at 2 Great Footway, Langton Green – Application reference no. TW/13/01247 – Appeal reference no. APP/M2270/D/13/2202262 has not yet been determined. The Planning Appeal in respect of condition 9 (scheme for the enhancement of biodiversity) of the outline planning consent for a new detached dwelling at Northfield Lodge, Langton Green – Application reference no. TW/13/01194 is on-going.

**Trees:** The Assistant Clerk has circulated the notes of Dan Docker's talk on 9<sup>th</sup> September to all Councillors. There was discussion about whether property owners are aware that notice has to be given to TWBC for work on trees within a Conservation Area even if they are not subject to a TPO and the possibility of putting this information in the Parish Council article in the village magazines. **The Assistant Clerk to circulate copies of the Conservation Area plans to members of the Planning Committee.** Cllr Langridge reported that several large branches came down an oak tree on 10<sup>th</sup> September blocking Farnham Road for some time. **The Assistant Clerk to check whether this tree is subject to a TPO.**
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 in connection with the planning applications on this agenda.

**TW/13/02298/HOUSE/HW1**

Location: Danemore Lands House, Leggs Lane, Langton Green, Royal Tunbridge Wells  
Proposal: Amended plans for demolition of existing garage; construction of two-bay garage/workshop/studio

Decision: Remain neutral – leave to Planning Officer

Comments: Concern is expressed that the increase in size of the garage is not modest and the site is within the Metropolitan Green Belt. If Tunbridge Wells Borough Council is minded to grant planning approval we would ask that there is a non-severance condition

**TW/13/02496/LBC/CP3**

Location: Lower Church Farmhouse, Speldhurst Hill, Speldhurst, Royal Tunbridge Wells  
Proposal: Listed Building Consent – Removal of 20<sup>th</sup> century chimney stack

Decision: Remain neutral – leave to Conservation Officer

**TW/13/02521/HOUSE/EA1**

Location: Blackbird Cottage, Langton Road, Langton Green, Royal Tunbridge Wells  
Proposal: Side entrance lobby with W.C./shower and conservatory

Decision: Remain neutral – leave to Planning Officer

Comments: Concern is expressed that the proposed building is even closer to the existing boundary hedge, the protection of which was a condition of the previous planning permission

**TW/13/02533/HOUSE/SE2**

Location: 17 Little Footway, Langton Green, Royal Tunbridge Wells  
Proposal: Two storey extension

Cllr Langridge left the room and Cllr Mrs Hull took the Chair for the duration of the discussion and decision on this application

Decision: Recommend refusal

Comments: Concern expressed that this proposal would be detrimental to the openness of the street scene. Concern is also expressed at the proximity of the proposed extension to No. 15 and that the design of the proposed rear elevation does not complement the Georgian style of the house

**TW/13/02576/HOUSE/SF1**

Location: 28 Holmewood Ridge, Langton Green, Royal Tunbridge Wells  
Proposal: First floor extension to form dressing room and en-suite to existing bedroom

Decision: Remain neutral – leave to Planning Officer

**TW/13/02577/HOUSE/RE4**

Location: 14 Upper Profit, Langton Green, Royal Tunbridge Wells  
Proposal: Two storey rear extension

Decision: Remain neutral – leave to Planning Officer

**7. Items for Information:**

Cllr Langridge showed members a newspaper article concerning a major planning enforcement case in Bedfordshire.

Cllr Langridge advised members that there are several articles on Neighbourhood Planning and Green Belt in recent editions of the Planning Journal.

There being no further business the meeting closed at 8.05pm

Chairman