



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

Minutes of a Planning Committee Meeting held in the Palmer Room, Langton Green Village Hall on Tuesday 17th April 2012 at 7.30pm

MEMBERS PRESENT: Cllrs Mrs Podbury (Chairman), Mrs Hull and Mrs Soyke (ex-officio)

OFFICER PRESENT: Mrs Meirion Flemington – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There were five members of the public present

- 1. Apologies and Reasons for Absence:** Cllr Milner (holiday), Cllr Langridge (Illness) and Cllr Woodward (prior engagement)
- 2. Declarations of Interest:** Cllr Mrs Podbury – TW/12/00638 – Birchwood House Rest Home, Stockland Green Road, Speldhurst – personal and Cllr Mrs Hull – TW/12/00903 – 8 Southfields, Speldhurst – personal.
- 3. Declarations of Lobbying:** Cllr Mrs Hull – TW/12/00941 Flexford, Southfields, Speldhurst – she has been spoken to by a resident but made no comments.
- 4. The Minutes of 28th March 2012** were signed as a correct record.
- 5. Matters Arising:**

Neighbourhood Planning: Cllr Mrs Podbury reported that the training session held at TWBC on 14th March was very useful and that various other courses are being attended by members of the Planning Committee in the near future.

Terms of Reference: It was **AGREED** that these will be reviewed in May/June 2012.

- 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.

Cllr Mrs Podbury proposed and it was **AGREED** that applications 12/00676 – 2 Great Footway and 12/00752 – Hilcot, Speldhurst Hill be brought forward on the Agenda to allow the members of the public present to speak.

Residents spoke and made the following comments in respect of application TW/12/00676 below:

- The application site is approx. 2 metres above the neighbouring properties in Farnham Lane with associated overlooking issues
- The eastern elevation of the property would be approx. 6 metres closer to her property and the building would only be 2 metres from the boundary
- There would be several overlooking windows which should have obscured glass
- The proposal is for a huge increase in floor area and volume of the property

TW/12/00676/HOUSE/EA1

Location: 2 Great Footway, Langton Green, Royal Tunbridge Wells

Proposal: Two storey side and rear extension, two storey extension and canopy to front elevation

Decision: Recommend refusal

Comments: Concern expressed about the very substantial proposed increase in floor area and volume which is emphasised by the property's elevated position with respect to neighbouring properties in Farnham Lane. The proposal would be over-bearing and out of keeping with the street scene. Any overlooking windows would require obscured glass.

The applicant spoke and made the following comments in respect of application TW/12/00752 below:

- He has lived at the property for 30 years and would like to remain there but has health problems
- His daughter and family have moved in to the house with him and he is seeking to create a small self-contained annex for himself

TW/12/00752/HOUSE/RE4

Location: Hilcot, Speldhurst Hill, Speldhurst, Royal Tunbridge Wells

Proposal: Single storey extension to form Granny annexe

Decision: Remain neutral – leave to Planning Officer

TW/12/00638/FUL/RE4

Location: Birchwood House, Stockland Green Road, Speldhurst, Royal Tunbridge Wells

Proposal: Extension at first, second and third floor levels to east and north elevation

Decision: Remain neutral – leave to Planning Officer

Comments: Whilst the application states that no parking spaces will be lost, the proposed extension is likely to involve more visiting cars. Additionally we understand that overspill parking areas (as shown on the plan attached to the planning comments form) they have been using may not necessarily be available in the future. The access needs to be maintained at all times to the other properties located further along the lane and the access road and adjoining verges and wall must be reinstated to their current condition on completion of any works.

TW/00677/HOUSE

Location: 61 Asher Reeds, Langton Green, Royal Tunbridge Wells
Proposal: Single storey rear extension to the kitchen and living room. Two storey side extension, in place of a single storey garage

Decision: Remain neutral – leave to Planning Officer

Comments: Noting the close proximity of the neighbouring properties concerns are expressed at the addition of a second storey at the side of the property with ensuing overlooking and privacy issues and a detrimental effect on the street scene. Concern is also expressed at the loss of the garage together with the proposed additional bedroom and associated parking issues in this narrow road in the future.

TW/12/00831/HOUSE/SF1

Location: 43 Holmewood Ridge, Langton Green, Royal Tunbridge Wells
Proposal: Demolition of porch, replacement porch and alterations to front elevation, infilling of existing two rear first floor balconies and ground floor rear recess. Three new rooflights.

Decision: Recommend approval

Comments: We agree that the proposals will improve the aesthetics of the property

TW/12/00846/FUL/LAM

Location: 7 Gibbetts, Langton Green, Royal Tunbridge Wells
Proposal: (Land adjacent) Detached two storey four bedroom dwelling

Decision: Recommend refusal

Comments: The proposal is over-development and over-intensification of the site, vehicular congestion is already evident with insufficient turning on site and parking for other residents would be compromised. There appears to be some question over whether the applicant is the freeholder owner of the application site (see copy of the Town and Country Housing Association ownership plan attached to planning comments form).

TW/12/00886/TPO/DMD

Location: 7 Dornden Drive, Langton Green, Royal Tunbridge Wells
Proposal: TREES: 2 No. SCOTS PINE – Fell. 1 No. SCOTS PINE – Remove torn and hanging limb

Decision: Remain neutral – leave to Tree Officer

TW/12/00903/HOUSE/SF1

Location: 8 Southfields, Speldhurst, Royal Tunbridge Wells
Proposal: Two storey side and rear extension

Decision: Remain neutral – leave to Planning Officer

TW/12/00941/HOUSE/RE4

Location: Flexford, Southfields, Speldhurst, Royal Tunbridge Wells
Proposal: Remove 2 no. existing single storey extensions and replace with 2 No. two storey extensions with first floor windows to each elevation

Decision: Remain neutral – leave to Planning Officer

TW/12/00950/HOUSE/SJM

Location: 14 Holmewood Ridge, Langton Green, Royal Tunbridge Wells
Proposal: Extension to garage to provide staircase

Decision: Remain neutral – leave to Planning Officer

7. Items for Information:

Cllr Podbury asked for comments on TWBC's Website following a recent survey TWBC have sent to the Parish Council. This was discussed and issues to feedback to TWBC are the unreliability of the public planning simple searches and the planning application tracker system, problems with the home page and difficulty finding minutes of meetings. It was pointed out that the ability on the website to search by Parish and the daily, weekly and monthly lists are very helpful. There was a suggestion that it would be useful to have a map of the Borough showing the Ward Boundaries.

Date for the next meeting – to be confirmed.

There being no further business the meeting closed at 8.44pm.

Chairman