



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

**Minutes of a Planning Committee Meeting held in the Ellis Room, Langton Green Village Hall, on Monday 13<sup>th</sup> January at 7.30pm**

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**MEMBERS PRESENT:** Cllr Langridge (Chairman), Mrs Horne, Mrs Hull, Mrs Soyke, Craine and Turner

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

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

1. **Apologies and Reasons for Absence:** Cllr Mrs Podbury (illness)
2. **Declarations of Interest:** Cllr Mrs Soyke declared a significant interest in TW/13/03623 – Jessups Farm, Ashurst. Cllr Langridge declared a significant interest in TW/13/03604 – Cheyne House, Langton Road, Langton Green
3. **Declarations of Lobbying:** There were none
4. **Minutes:** It was **RESOLVED** that the minutes of the Planning Committee meeting held on 9<sup>th</sup> December 2013 were approved and signed as a true record.
5. **Matters Arising:**
  - Planning Appeals update:** The Assistant Clerk reported that notification has been received from Tunbridge Wells Borough Council that a planning appeal has been lodged in respect of 30 Holmewood Ridge, Langton Green – change of use of existing outbuilding to single dwelling. 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.
  - Langton Green Primary School:** The Assistant Clerk reported that notification of the planning application has not yet been received. This application will be dealt with at Full Council.
  - Update on 13/03034 Treetops (land adjacent to) Stonewall Park Road:** The Assistant Clerk reported that Tunbridge Wells Borough Council have advised that this application should be determined soon.
  - Trees:** Cllr Langridge asked whether the disc or map of Tree Preservation Orders has been received from Tunbridge Wells Borough Council. The Assistant Clerk advised that it has not and she will contact the Tree Officer.

**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 eight members of the public present; two in connection with TW/13/03575; two in connection with TW/13/03604; three in connection with TW/13/03623; two more members of the public arrived at 7.40pm (they did not want to give their names) wanting to speak about the planning appeal in respect of their application TW13/01245 – 30 Holmewood Ridge, Langton Green. It was explained to them that this was not an agenda item and could not be discussed at this meeting. They did however insist on speaking on the issue but no notes were taken.

**TW/13/03575/FULL/RE4**

Location: Hollonds Farm, Langton Road, Langton Green, Royal Tunbridge Wells  
Proposal: Four bedroom, two storey dwelling

The applicant spoke and made the following comments:

- They have tried to address all Tunbridge Wells Borough Council's objections to previous applications when making this application
- They feel they have improved the whole site considerably already
- They will provide a pond for the great crested newts

Decision: Remain neutral – leave to Planning Officer

Comments: We are supportive of this application on the basis that we believe the applicants have responded to the wishes of Tunbridge Wells Borough Council and that it will be a pleasure to see this area further improved by this development

**TW/13/03604/HOUSE/RE4**

Location: Cheyne House, Langton Road, Langton Green, Royal Tunbridge Wells  
Proposal: Variation of Condition 4 of planning permission TW/12/01855 (Two-storey side extension and external alterations including removal of windows and glazed bay porch) – Ground floor windows to be clear glazed with opening restrictors, first floor window to be non-opening with etched glass film, and second floor to be clear glazed with opening restrictors

Cllr Langridge left the room and returned after the discussion and decision. Cllr Mrs Hull took the chair for the discussion and decision.

The members of the public present, who are neighbours to Cheyne House spoke and made the following comments:

- Opaque non-opening windows were a condition of the planning approval
- Opaque non-opening windows are important for their privacy
- The building is closer than the 2m specified to their property
- The applicant did not comply with the specifications regarding protection of hedges and shrubs and they damaged roots, hedge plants and the boundary fence
- The applicants drainage works impeded into their property

Decision: Recommend refusal

Comments: The applicants had not adhered to the conditions of the original planning approval and we would expect to see all the original conditions complied with by the applicant

**TW/13/03623/FULL/JS5**

Location: Jessups Farm, Station Road, Ashurst, Royal Tunbridge Wells

Proposal: Retention of building used as farm store, home office/study and hobby room/summerhouse

Cllr Mrs Soyke left the room and returned after the discussion and decision.

The members of the public present spoke and made the following comments:

- This application does not involve any ancillary accommodation
- The building has now weathered considerably

Decision: Remain neutral – leave to Planning Officer

Comment: If Tunbridge Wells Borough Council is minded to grant approval we would ask that there is a non-severance condition and a condition that the use of the building can only be that specified on the application

**TW/13/03657/HOUSE/CO1**

Location: 1 The Grange, Langton Green, Royal Tunbridge Wells

Proposal: Conservatory to rear

Decision: Remain neutral – leave to Planning Officer

**TW/13/03662/HOUSE/GM2**

Location: 29A Holmewood Ridge, Langton Green, Royal Tunbridge Wells

Proposal: Single storey rear extension

Decision: Remain neutral – leave to Planning Officer

**TW/13/03705/HOUSE/SF1**

Location: 18 Roopers, Speldhurst, Royal Tunbridge Wells

Proposal: Removal of existing garage. New two storey side extension to the west with new integral garage. First floor extension to the east

Decision: Remain neutral – leave to Planning Officer

Comment: We consider it to be a sympathetic design

**TW/13/03719/TPO/DMD**

Location: 44 Dornden Drive, Langton Green, Royal Tunbridge Wells

Proposal: TREES: T7 - OAK - Reduce canopy by approx 10m to approx 1.5m above main crown break; T8 - OAK - Raise canopy to approx 6m, removing smaller diameter branches only; A1 - ASH (a) - Re-coppice decayed tree; 2 no. OAK (b) - Remove lowest bough over lawn on each tree; OAK (c) - Reduce lateral branches on south side by approx 5m

Decision: Remain neutral – leave to Tree Officer

**TW/13/03808/HOUSE/RE4**

Location: Scriventon Cottage, Stockland Green Road, Speldhurst, Royal Tunbridge Wells  
Proposal: Demolition of conservatory and erection of replacement garden room

Decision: Remain neutral – leave to Planning Officer

Comment: We consider this would be an improvement to the property

**TW/13/03836/HOUSE/CO1**

Location: The Old Court, Langton Road, Langton Green, Royal Tunbridge Wells  
Proposal: Loft conversion

Decision: Remain neutral – leave to Planning Officer

**TW/13/03885/TPO/DMD**

Location: 6 Hazelbank, Langton Green, Royal Tunbridge Wells  
Proposal: TREES – 7 no. LIME – reduce to previous pruning points

Decision: Remain neutral – leave to Tree Officer

**7. Items for Information:**

The next planning committee meeting will be on Monday 10<sup>th</sup> February at 7.30pm

There being no further business the meeting closed at 8.40pm

Chairman