



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

Minutes of a Planning Committee Meeting held on Monday 11th April 2016 at 7.30pm in the Palmer Room, Langton Green Recreation Ground

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

OFFICER PRESENT: Mrs K Plunkett – Assistant Clerk, Mr C May - Clerk

MEMBERS OF THE PUBLIC PRESENT: There were twelve 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:** No apologies were received.
3. **Disclosure of Pecuniary or Non-Pecuniary Interests:** There were none.
4. **Declarations of Lobbying:** Cllr Mrs Lyle reported that she had been lobbied regarding the Holly Villa application.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on **14th March 2016** be approved as a correct record and signed by the Chairman.
6. **Matters Arising:**

The Assistant Clerk said that Cllr Barrington-Johnson had questioned the issue of enforcement of the recent refusal of a retrospective planning application to build a track link on the Salomons Estate. Following discussion it was concluded that TWBC will be serving the enforcement notice and no action is required by this Committee.
7. **Public Open Session:** There were 12 members of the public present, 10 in respect of **16/500812/FULL**, Holly Villa, Langton Road and this application was brought forward on the agenda for discussion and decision.

Jeremy Stirling spoke first and made the following points:

 - Stonewall Park Road was originally a cul-de-sac designed for horses and carts. Since then there has been much development.

- Car access is the major issue as the road is very narrow. Stonewall Park Road serves as the entry road for other roads leading off Stonewall Park, hence if there is a blockage at the top this makes it difficult to gain access to some surrounding roads.
- Emergency vehicle access has been a problem in the past

Ed Langridge spoke and made the following comments:

- 4 units instead of 1 unit on this site is overdevelopment.
- There have been two previous refusals and circumstances have not changed.
- Overshadowing and loss of privacy are issues
- Loss of retail unit is also an issue
- Sight lines to leave the garage are not adequate
- Cars belonging to residents of the proposed dwellings will inevitably park in the layby which is intended for people using the shops
- This application will be called in by Julian Stanyer

Jim Stone spoke and said that access for emergency vehicles is a problem as illustrated when he had a kitchen fire which the fire brigade could only reach on foot.

Simon Millar said that he agreed with all the comments already made.

Laurence Dollimore showed photographs of the parking situation on Stonewall Park Road and on the layby. He said that increasing the parking burden in the area would increase hazards and accidents.

Colin Stewart said that he lives in the property which adjoins the Coach House. He clarified that correspondence referring to his 'side door' was actually referring to his 'front door'. If the development goes ahead the Coach House will be extremely close to his front door.

Simon Dean said that parking is already a significant issue in Stonewall Park Road and surrounding roads.

The Committee discussed the application and **RESOLVED** to make the following recommendation to TWBC.

16/500812/FULL

Location: Holly Villa, Langton Road, Langton Green, Royal Tunbridge Wells, Kent, TN3 0HP

Proposal: Conversion to provide 3 residential dwellings with demolition of single storey front extension and outside WC; creation of bay window with side extension to the rear. Extension and conversion of rear Coach House to provide a residential dwelling. Provision of associated parking.

Decision: Recommend refusal

Comments:

- 4 dwellings on this site is overdevelopment of the plot which would impact negatively on the neighbouring property.
- Parking at the top end of Stonewall Park Road is already difficult due to the width of the road at this point and we have been informed that there have been occasions when emergency vehicles have been unable to access Stonewall Park Road to attend incidents.
- We fear that access to the garage and parking space could be compromised by parked cars.

8. Planning appeals: There are no outstanding appeals.

9. Planning applications for discussion and decision:

16/500207/FULL

Location: The Orchard, Ferbies, Speldhurst, Royal Tunbridge Wells, TN3 0NS

Proposal: New garage with link structure to main house. Flank extension over existing garage, rear single storey extension. Flank single storey extension. Internal and external alterations. (Revised scheme)

This application has been approved by TWBC and SPC's comments from the March Planning meeting have been accepted.

16/501654/FULL

Location: Greentiles, Ewehurst Lane, Speldhurst, Royal Tunbridge Wells, TN3 0JX

Proposal: Variations of conditions 2 and 3 of 15/500630 (Demolition of existing dwelling, new replacement dwelling and ancillary external works) – to add glazed roof-lights into the pitched roof of the dwelling, to add skylights to the flat roof of the dwelling and to allow for a habitable second floor (currently under construction)

Decision: Remain neutral – leave to Planning Officer.

16/501749/LBC

Location: Lower Church Farmhouse, Speldhurst Hill, Speldhurst, Royal Tunbridge Wells, TN3 0NJ

Proposal: Listed Building Consent to restore the front door to its original position.

Decision: Remain neutral – leave to Conservation Officer.

16/501772/FULL

Location: Half Acre, Southfields, Speldhurst, Royal Tunbridge Wells, Kent

Proposal: Demolition of existing bungalow and car port and erection of two storey dwelling and garage with the insertion of a Juliet Balcony to rear elevation.

Decision: Remain neutral – leave to Planning Officer.

16/501780/FULL

Location: Langton Green Museum, Langton Road, Langton Green, Royal Tunbridge Wells, Kent, TN3 0HL

Proposal: Continuation for the change of use from Shop to Museum (13/00526-temporary permission of 3 years)

Decision: Recommend approval.

16/501903/FULL

Location: Ragstones, Peshurst Road, Speldhurst Royal Tunbridge Wells, Kent.

Proposal: Erection of a single storey rear extension.

Decision: Remain neutral – leave to Planning Officer.

15/507811/FULL

Location: 125 Lower Green Road, Royal Tunbridge Wells, Kent, TN4 8TT

Proposal: Demolition of existing and replacement of lean-to conservatory and decking.

Decision: Remain neutral – leave to Planning Officer.

10. Items for information

The Clerk said that the terms of reference are due for renewal in the near future and he will send out the terms for Councillors to review with the May Agenda.

Cllr Merceica asked if the Chairman could divide up viewings of applications for Committee members.

Cllr Mrs Lyle asked if training was available so Councillors could more easily understand Planning laws. The assistant clerk said that she would email a booklet which included the basic matters which are normally

taken into account when considering planning applications. Cllr Mrs Price said that she would also be able to assist with steering the Committee in the right direction, given her experience in Planning.

The date for the next meeting is to be confirmed.

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

Chairman