

Minutes of The Planning Committee of Speldhurst Parish Council

Meeting held in The Committee Room, Langton Green Village Hall
On Wednesday, 27th February 2008 at 7.45pm

Present : Cllr. Palmer (Chairman)
Cllr. Crundwell
Cllr. Ellis
Cllr. Mrs Podbury
Cllr. Stevens

Apologies: Cllr. Dixon (recovering from operation)
Cllr. Jukes (prior meeting)
Cllr. Wheeler (away on business)

3. The Minutes of the Meeting held on 4th February 2008, having previously been distributed to Committee Members, were approved and signed.

4. Planning applications for discussion and recommendation :

07/04462/FUL/IS1

Declarations: None were disclosed
Address: Police Houses, Speldhurst Road, Langton Green
Proposal: Revised Planning Application
Decision: Recommend Refusal – re-state previous grounds :

The proposal is immediately adjacent to the Conservation Area and properties appear out of keeping with the street scheme. The development is cramped and will probably have to support at least 12 cars. An important point to consider, where occupants are likely to be young families, is that the adjacent primary school is currently over-subscribed. The extra traffic will exacerbate the volumes on an already busy and narrow through road.

08/00301/FUL/IS1

Declarations: Cllr. Mrs Podbury – Personal – Neighbouring property
Address: Scriventon House, Stockland Green Road, Speldhurst
Proposal: Conversion of studio block to residential annexe for occupation by employees
Decision: Recommend Refusal – insufficient information to determine

08/00333/TPO/DMD

Declarations: None were disclosed
Address: 5 Roopers, Speldhurst
Proposal: Trees
Decision: Remain Neutral – leave to Tree Officer

08/00344/TPO/DMD

Declarations: None were disclosed
Address: Holmewood House School, Langton Green
Proposal: Trees
Decision: Remain Neutral – leave to Tree Officer

Note that the replacement tree should probably be T42 not T45

08/00379/OUT/BD1

Declarations: None were disclosed
Address: The Spinney, Penshurst Road, Speldhurst
Proposal: Outline (access not reserved) 2 storey small two/three bedroom cottage in front part of site
Decision: Recommend Refusal
Over-intensification of site
Detrimental change in Street Scene in a Conservation Area
Sets an adverse precedent in a Conservation Area
Detrimental impact on a Historical View
Also note the apparent disappearance of a mature Scots Pine which was previously on site

08/00419/FUL/ASP

Declarations: None were disclosed
Address: The Cottage, Third Street, Langton Green
Proposal: Side / rear extension and porch
Decision: Leave to Planners
Note : we would like to draw attention to the location Plan which appears to be out of date and does not conform to the site plan.

08/00424/FUL/SF1

Declarations: None were disclosed
Address: Chapelfield Smallholding, Broomhill Road
Proposal: Single storey side extension with link
Decision: Recommend Refusal
Current Building has an AOC
Extension would create an additional one bedroom property
MB1, out of keeping with Kent Special Landscape Area (EN27)
H9 justification not attached

08/00454/FUL/RE4

Declarations: None were disclosed
Address: Holmewood House, Barrow Lane, Langton Green
Proposal: Floodlighting of a synthetic turf hockey pitch
Decision: Recommend Refusal
MGB1, MGB2, Kent Special Landscape Area (EN27)
Light pollution
Hours of use not proposed to be limited
Increased vehicular access down dark narrow lane as amplified by covering letter anticipating extensive community use

08/00470/FUL/NR2

Declarations: None were disclosed
Address: Dorothy Kerin Trust, Burrswood, Groombridge

Proposal: Single storey garden room extension and associated alterations on south elevation of St Michaels
Decision: Remain Neutral – leave to Planners

08/00472/LBC/NR2

Declarations: None were disclosed
Address: As above
Proposal: As above
Decision: Remain Neutral – leave to Conservation Architect

08/00488/FUL/RE4

Declarations: None were disclosed
Address: Longfield, Monteith Close, Langton Green
Proposal: Creation of new house and garage
Decision: Recommend Refusal

Proposed property disproportionate to surrounding properties
Concerned at proposed tree reductions
Proposed driveway would not allow two vehicles to pass when accessing the application site and the property to the rear of Byways
Congested turning for vehicles within the curtilage

08/00501/FUL/SW3

Declarations: None were disclosed
Address: Bonds, Bullingstone Lane, Speldhurst
Proposal: Erection of garage with studio below
Decision: Remain Neutral – leave to Planners

However we note :
Development is within the MGB1
Development is within the curtilage of a Listed Building
Development should be conditioned to prevent severance from the main dwelling
Materials used should be traditional and in keeping with surroundings

08/00509/FUL/BS1

Declarations: None were disclosed
Address: East Lodge, Groombridge Road, Groombridge
Proposal: Removal of 20th Century extensions and form new extensions
Decision: Remain Neutral – leave to Planners

08/00514/LBC/BS1

Declarations: None were disclosed
Address: As above
Proposal: As above
Decision: Remain Neutral – leave to Conservation Architect

08/00518/LBC/RE4

Declarations: Non were disclosed
Address: 3 The Walks, The Green, Groombridge
Proposal: Listed Building Consent – Internal alterations
Decision: Remain Neutral – leave to Conservation Architect

08/00525/FUL/SW3

Declarations: None were disclosed
Address: 19 Little Footway, Langton Green
Proposal: Two storey extension
Decision: Remain Neutral – leave to Planners

08/00620/FUL/TW2

Declarations: None were disclosed
Address: 44 Farnham Lane, Langton Green
Proposal: Single storey rear extension
Decision: Remain Neutral – leave to Planners

08/00669/TPO/DMD

Declarations: None were disclosed
Address: 29 Great Footway, Langton Green
Proposal: Trees
Decision: Remain Neutral – leave to Tree Officer

5. **TW/07/03998 – Groombridge Place**

TWBC`s letter dated 21st February – no enclosure

Deferred to net Planning Meeting to await full documentation

6. South East Water – Groombridge to Langton Pipeline – contents of letter noted

7. Middlefield Application – update

Papers were discussed

Decision deferred to next Planning Meeting on Tuesday, 4th February 2008

8. Items for Information

Cinema Site – Tunbridge Wells – it was noted that following a RIBA led completion a scheme has been selected comprising a mix of retail units, offices, a hotel and restaurant

Planning Decisions – it was noted that :

24 The Boundary had been approved

TPO re the above had been approved

Western Area Planning Committee items :

Comments regarding DDA impact on forthcoming application were noted

Information and Application to join PIPA

The paper was discussed and it was decided to show no interest in this forum

The meeting closed at 10.35pm

CHAIRMAN