



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

Minutes of a Planning Committee Meeting held on Thursday 21st November 2019 at 7.30pm in the Council Office, Langton Green Village Hall

MEMBERS PRESENT: Cllrs Rowe (Chairman), Turner, Round, Ellery and Scarbrough.

OFFICERS PRESENT: Mrs Kate Harman – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There were no 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 reasons for absence:** apologies were received from Cllr Mrs Woodliffe – prior engagement.
3. **Disclosures of Interests:** Cllr Turner advised that he lived next door to 34 Hither Chantlers, application no. 19/02963.
4. **Declarations of Lobbying:** there were none.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on **22nd October 2019** be approved as a correct record and signed by the Chairman.
6. **Matters Arising:**
The Assistant Clerk had submitted an application to TWBC for a Lawful Development Certificate for an additional parking area adjacent to the pavilion.
7. **Public Open Session:** there were no members of the public present.
8. **Planning Appeals:**

18/03582/FULL

Location: 21 Newlands, Langton Green, Royal Tunbridge Wells, Kent

Proposal: Demolition of two existing houses and the erection of six 3-bedroom homes and four 4-bedroom homes, plus associated access, parking and landscaping.

17/04294/FULL

Location: Land Adjacent Keepers Cottage, Burnt House Lane, Speldhurst

Proposal: Construction of 4m wide by 25m long loading bay with a 10m bell mouth entrance to Shadwell and Sprouds Wood, including replacing hedgerow, replacement gate and erection of

fencing.

19/01471/FULL

Location: Cedar House, Monteith Close, Langton Green.

Proposal: Erection of fence to part of boundary with Monteith Close, circa 1.9 metres high (retrospective).

9. **Review of Terms of Reference:** The Committee agreed to insert a new paragraph (number 8) regarding late amendments to applications. The new TOR are added as an addendum and will be proposed to Full Council for approval.

10. **Planning applications for discussion and decision:**

19/02963/FULL

Location: 34 Hither Chantlers, Langton Green, Royal Tunbridge Wells, Kent TN3 0BL

Proposal: Demolition of existing conservatory; construction of pergola; first floor front gable extension; first floor side extension over the existing garage; alterations to fenestration and external materials.

Decision: Remain neutral – leave to Planning Officer.

19/02987/full

Location: Walled Cottage, Farnham Lane, Langton Green, Tunbridge Wells, Kent TN3 0JT.

Proposal: Removal of conservatory and erection of a single storey rear extension with part basement extension; infill front extension; new roof light and alterations to fenestration.

Decision: Remain neutral – leave to Planning Officer.

19/02882/FULL

Location: 5 Dene Way, Speldhurst, Tunbridge Wells, Kent, TN3 0NX

Proposal: Erection of conservatory, entrance porch and pergola, plus garage conversion with pitched roof and rear rooflight; internal alterations to include roof space dressing room and changes to fenestration; remodelling of garden/parking area.

Decision: Remain neutral – leave to Planning Officer

19/03072/FULL

Location: 7 Hither Chantlers, Langton Green, Royal Tunbridge Wells, Kent TN3 0BJ

Proposal: Alterations to the shape of bay windows at existing ground floor level (front elevation).

Decision: Remain neutral – leave to Planning Officer.

19/03076/FULL

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

Proposal: Erection of tennis court with surrounding 2.75m high chain link fencing.

Decision: Remain neutral – leave to Planning Officer.

19/03040/FULL

Location: 38 Farnham Lane, Langton Green, Tunbridge Wells, Kent TN3 0DQ

Proposal: Erection of single storey front, side and rear extension including covered porch; removal of garage.

Decision: Remain neutral – leave to Planning Officer.

19/01951/LBC

Location: The Forge, The Green, Langton Green, Royal Tunbridge Wells, Kent TN3 OJB

Proposal: Listed Building Consent – Removal of deteriorating asbestos guttering and two downpipes; replacement with black UPVC guttering and 2 downpipes on north elevation (Works Commenced).

Decision: Remain neutral – leave to Conservation Officer.

19/02932/FULL

Location: 21 Barden Road, Speldhurst, Tunbridge Wells, Kent TN3 OQB

Proposal: Demolition of residential outbuilding and erection of detached dwelling with associated parking area and landscaping.

Decision: Remain neutral – leave to Planning Officer.

19/02883/FULL

Location: Applegarth, Ewehurst Lane, Speldhurst, Tunbridge Wells, Kent NT3 OJX

Proposal: Two storey rear extension with Juliette balcony.

Decision: Remain neutral – leave to Planning Officer.

19/02949/FULL

Location: Victoria Cottage, Penshurst Road, Speldhurst, Tunbridge Wells, Kent TN3 OPQ.

Proposal: Erection of second floor rear extension and single storey side extension.

Decision: We object. The design and proportions of the second floor extension and proposed materials are completely out of keeping with the character of the property.

19/03056/TCA

Location: Holly Tree Cottage, 2 Penshurst Road, Speldhurst, Tunbridge Wells, Kent TN3 OPB

Proposal: Trees in a Conservation Area Notification: Leylandii (T1) – prune branches overhanging 1 Penshurst Road and Sandown back to the boundary.

Decision: Remain neutral – leave to Tree Officer.

19/03206/FULL

Location: 6 Little Footway, Langton Green, Royal Tunbridge Wells, Kent TN3 ODF

Proposal: Proposed first floor rear extension.

Decision: We were unable to comment because there were no plans. We would like an extension to our next planning meeting on 16th December 2019.

19/03170/FULL

Location: Cranford Cottage, Penshurst Road, Speldhurst, Tunbridge Wells, Kent TN3 OPH

Proposal: Single storey rear extension

Decision: Remain neutral – leave to Planning Officer.

19/03167/TCA

Location: Forge House, The Green, Langton Green, Tunbridge Wells, Kent TN3 OJB

Proposal: Trees in a Conservation Area – See Tree Schedule.

Decision: Remain neutral – leave to Tree Officer.

19/03143/FULL

Location: Chaskit House Country Clothing, Chaskit House, Langton Road, Langton Green, Royal Tunbridge Wells, Kent TN3 OEG

Proposal: Demolition of single storey shopfront and conversion of shop to a terrace of three cottages, including a loft dormer addition at the rear.

Decision: We object. We have significant concern over the lack of parking provision for conversion to 3 x 3 bedroom cottages.

19/03066/LBC

Location: The Old Rectory, Langton Road, Speldhurst, Royal Tunbridge Wells, Kent TN3 ONP

Proposal: Listed Building Consent – Rebuild Victorian chimney stack.

Decision: Remain neutral – leave to Conservation Officer.

19/03140/FULL

Location: 2 Salisbury Road, Langton Green, Royal Tunbridge Wells, Kent TN3 OES

Proposal: Erection of part single and part two storey rear extension.

Decision: Remain neutral – leave to Planning Officer.

11. Compliance Issues:

- a) Application no. 18/02929/FULL – Brakinston, Langton Road, Langton Green – it was noted that a new planning application would be submitted which would come to committee for consideration and comment.
- b) The Old Dairy, Barden Road, Speldhurst – Councillors would monitor this issue to ensure the new hedge was planted.
- c) Cedar House, Monteith Close – it was noted that an appeal had been submitted.
- d) It was noted that the Anchorage had planted trees adjacent to the new fence.

12. Site of Speeds Farm, Farnham Lane, Langton Green, Tunbridge Wells, Kent – 19/00133/NEWDEV:
Councillors agreed that “Speeds Farm Close” should be submitted as SPC’s suggestion.

13. Items for information:

- a) Date of next meeting: Mon 16th December 2019 was suggested. The Assistant Clerk would ensure a quorum was present.
- b) It was agreed that planning meetings would change to being held on a four-weekly basis from the new year.

There being nothing further to discuss, the meeting closed at 8.52pm.

Chairman



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

PLANNING COMMITTEE

TERMS OF REFERENCE

1. The Committee will appoint a Chairman and Vice Chairman at their first meeting following the Annual Meeting of the Parish Council in May each year. In the event of the Chairman's absence from a meeting the Vice Chairman will chair the meeting.
2. A Chairman shall serve no more than three consecutive years.
3. In the event of the Chairman's and Vice-Chairman's absence the members of the Committee present will appoint a Chairman, at the beginning of the meeting, for that meeting.
4. The Committee will consist of a minimum of 6 Councillors.
5. A quorum of 3 members is required for each meeting.
6. The Clerk* will attend all meetings.
7. The Committee will meet as necessary to ensure compliance with TWBC's planning response target date. Extensions to these dates may, on occasion, be required and will be arranged by the Clerk.
8. If amendments are submitted to an application late and the Planning Committee has not had a chance to view them ahead of the meeting, the Committee may choose to review the amendments during the meeting and agree comments. If, however the Committee does not feel comfortable reviewing the amendments with so little notice, Councillors may ask the Clerk to request an extension for comments from the TWBC Planning Officer until the next meeting. An Extraordinary meeting can be convened to comment on the application but will only be considered if TWBC does not grant an extension.
9. From time to time members of the public may approach Members informally to discuss proposals that are likely to become the subject of an application. This need not cause any problems for Planning Committee Members, provided that such Members simply listen to the views being put

forward and provide only general advice about the planning process or matters of principle, such as the importance of Areas of Outstanding Natural Beauty or Conservation Areas. Planning Committee Members should make it clear that they neither support nor object to any specific proposal at this stage. If members of the public have specific queries about the need for planning permission they should be referred to TWBC's Planning Services Department. If they are asking about the likelihood of an application being approved, or the best way to present an application, they should be advised to seek independent professional advice.

10. A minimum of two Members will attend any on-site visits. Access onto any property must have the prior permission of their owner or their authorised representative, such permission being arranged by the Clerk. Where an applicant has to be present to allow access to the site, the visiting Members should introduce themselves but should not engage in any discussions.
11. Committee Members should avoid any discussion of the merits of the application with each other prior to a meeting.
12. The Chairman will invite members of the public present at the Planning Meeting to make their representations on any planning application and may request the name, address and/or organisation for Parish Council records. Councillors can pose questions to the applicant or members of the public but should not engage in discussions with them.
13. Where there is public representation, the time allocated to the public will normally be limited to 3 minutes per person or 20 minutes per application, both of which may be extended at the Chairman's discretion. Members of the public are welcome to stay during the Committee's debate and decision but will not be able to comment further.
14. For major issues the Chairman may request the recommendation of the Committee is put to full Council for decision.
15. At the end of each application the decision of the Committee will be read out in full by the Clerk and once agreed cannot be amended. Should clarification on the comments be required outside of the meeting this would only be carried out by the Chairman (or in the absence of the Chairman by the Vice Chairman) and Clerk.
16. Where Speldhurst Parish Council has an interest in a planning application this will be recorded in the minutes of the meeting and on the planning comments form submitted to TWBC.
17. The Chairman will report to the Parish Council at the monthly Parish Council Meetings.
18. These Terms of Reference will be reviewed annually.

*All references to the Clerk herein include the Assistant Clerk

These Terms of Reference were adopted by Full Council at its meeting held on **20th October 2008**

Sections 2, 7, 9, 10 & 12 were amended and sections 4, 6 & 8 added and adopted by Full Council at its meeting held on **10th May 2010**

Sections 7, 11 & 13 were amended and section 15 added and adopted by Full Council at its meeting held on **4th July 2011**

Section 14 was amended and adopted by Full Council at its meeting held on **2nd July 2012**

Sections 3, 6, 7, 9 & 15 were amended and sections 12 & 13 renumbered and adopted by Full Council at its meeting held on **1st July 2013**

Section 14 which stated 'The Committee should formally raise with TWBC, Section 106 contributions on developments of 2 or more houses' was deleted and this deletion was adopted by Full Council at its meeting held on **4th August 2014**

Section 9 was amended to allow visiting members to introduce themselves but not engage in discussion on **3rd August 2016**

New section 8 inserted regarding late amendments on **2nd December 2019**