



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

**Minutes of a Planning Committee Meeting held on Monday 11<sup>th</sup> January 2016 at 7.30pm in the Palmer Room Council Office, Langton Green Recreation Ground**

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**MEMBERS PRESENT:** Cllrs Mrs Lyle, Mrs Hull, Allen, Merceica, Milner (ex-officio) and Turner

**OFFICER PRESENT:** Mrs K Plunkett and Mrs M Flemington – Assistant Clerks

**MEMBERS OF THE PUBLIC PRESENT:** There were 9 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:** Cllr Mrs Jeffreys (prior engagement) and Cllr Mrs Horne (holiday)
3. **Disclosure of Pecuniary or Non-Pecuniary Interests:** There were none.
4. **Declarations of Lobbying:** There were none.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on **21<sup>st</sup> December 2015** be approved as a correct record and signed by the Chairman.
6. **Matters Arising:**  
**Paperless planning and e-consultation** – there was nothing to report.  
**Trees** – there was nothing to report.
7. **Public Open Session:** There were nine members of the public present .  
Two members of the public were present in respect of **15/509662/FULL** and this application was brought forward on the agenda for discussion and decision.

One of the members of the public read out a statement which included the following comments:

- The first issue is the location of the track which is next to a residential property of rural aspect and the track is spreading commercial development further along the valley.
- This is inappropriate development in the Green Belt. An alternative access already exists and the application provides no proof of the 'very special circumstances' required to permit any development in the Green Belt.

- There is a detrimental impact on the Area of Outstanding Natural Beauty – it does not protect or enhance its setting which is a requirement of Tunbridge Wells Core Strategy. The area also falls within the ‘Speldhurst Wooded Farmland’ landscape.
- The track is on a slope which requires vehicles to rev their engines and this noise is a disturbance – proof of which is held by the Planning Department and Environmental Health.
- There is no justification for this track if the currently unauthorised link between Salomons Estate and Mill Farm is refused at Borough level.
- We fear that this rural area is being comprehensively redeveloped and inappropriately commercialised.

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

**15/509662/FULL**

Location: Land South of the Stables, Broomhill Road, Royal Tunbridge Wells, TN3 0TD

Proposal: Retrospective application for the construction of track link between land at Mill Farm and land at Cobblestone Mews.

Decision: Recommend refusal

Comments:

- We are greatly concerned that this is yet another retrospective application for the creation of track linking the Salomons Estate, and this piecemeal approach to what is clearly a comprehensive development is unacceptable.
- We are concerned that the development of this track is commercialisation of a rural environment in an area of outstanding natural beauty and Green Belt.
- We are concerned that there is still no evidence of an estate management plan, hence the link could be used for purposes other than estate maintenance.
- We would like this application to be considered by TWBC Planning Committee.

Four members of the public were present to object to the application - **15/510418/FULL Victoria Cottage**, and the application was brought forward on the agenda for discussion and decision. The points made included the following:

- The date of the submission (24<sup>th</sup> December) was inconvenient, falling over the Christmas break.
- The access path is too narrow, there is a loss of privacy to Victoria Cottage and the immediate neighbours
- The juxtaposition to the Doctors surgery is an issue as there is often parking on the street and this makes access dangerous.
- There is an overshadowing issue to properties in St Marys Lane. The residents are very elderly and until recently were unaware of the application. One of the residents has now made an objection.
- The new property would be overlooked by 7 other properties and be in constant shade.
- The TPO tree, if allowed to mature, would mean that the proposed dwelling would always be in shade.
- The new application has been designed to avoid planning laws.
- Noise and light pollution from four cars will be significant.
- The car parking space for four vehicles will be extremely tight.

Three members of the public were present to support the application - **15/510418/FULL Victoria Cottage**, The Planning Consultant used by the applicant made the following comments:

- The submission was made on 16/12/15 and was not intended to cause problems with responding over the Christmas period.
- The access would be similar to that of many other properties on Penshurst Rd.
- On street parking for the Doctors surgery would slow traffic and make the entrance safer.
- Fencing means that noise issues for neighbours would be minimised.

- 21m is the normal accepted minimum distance between properties and the closest is the Beeches at 20m and The Hoe at 23m.
- The scale of the application has been reduced from the previous application in 2015. There is now a reduced footprint and height of the proposed property. The area has been reduced by 27% and the volume by 34%.
- The position of the dwelling has been moved to give separation from The Beeches and to provide more usable space for the occupiers.
- This will be a 1/2 bed starter home or downsizer property and therefore there are unlikely to be large scale traffic movements.
- Overlooking is less of an issue as one of the first floor windows is a dormer window looking towards trees and the other is high level from which only the tops of houses will be visible. These new windows will also reduce the impact of the development on Victoria Cottage.

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

**15/510418/FULL**

Location: Victoria Cottage, Penshurst Road, Speldhurst, Royal Tunbridge Wells, TN3 0PQ

Proposal: Erection of detached dwelling with ancillary car parking.

Decision: Recommend refusal

Comments: We recommend refusal for the following reasons:

- Overdevelopment of the site and impact on the quality of Victoria Cottage as an independent dwelling.
- From the previous application Highways recommended refusal. We still think there are traffic issues with the proposed driveway.

**8. Planning appeals:**

The planning appeal in respect of 15/502971/LBC – Lower Church Farmhouse, Speldhurst Hill, Speldhurst following refusal by TWBC for an application for listed building consent to restore front door into the property, requiring removal of window and new front door in oak to the hallway of the house is ongoing.

The planning appeal in respect of 15/502582 – Little Stonewall Oast, Speldhurst Road, Langton Green following refusal by TWB for an application for ancillary residential use to oast, new first floor and fenestration changes is ongoing.

The planning appeal in respect of 14/506729 - Pokehill Farm, South Farm Lane, Langton Green following refusal by TWBC for an application for Conversion of a redundant stable building to two holiday lets with small extension is ongoing.

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

**15/510108/FULL**

Location: Jessups Farmhouse, Station Road, Ashurst, Royal Tunbridge Wells, TN3 9TL

Proposal: Creation of first floor side extension, replacement windows and erection of front porch

Decision: Remain neutral – leave to Planning Officer.

**15/510205/FULL**

Location: High View, Langton Road, Royal Tunbridge Wells, Kent

Proposal: New garages, replacement gates, brickwork piers and garden wall.

Decision: Remain neutral – leave to Planning Officer.

**15/510359/FULL**

Location: 32 Great Footway, Langton Green, Royal Tunbridge Wells, TN3 0DT

Proposal: Proposed two storey side extension, part single storey part two storey rear extension and internal alterations.

Decision: Remain neutral – leave to Planning Officer.

**15/510464/TPO**

Location: 15 The Boundary, Langton Green, Royal Tunbridge Wells, TN3 0YA

Proposal: TPO application to 1 no Oak – reduce height by 5m, 1 no Oak – reduce laterals on house side by 3m, 1 no Oak – reduce lowest branch by 3m

Decision: Remain neutral – leave to Tree Officer.

**10. Planning applications for information not statutory consultation:**

**15/509845/ENVSCR**

Location: Cobblestone Mews Mill Farm, Broomhill Road, Royal Tunbridge Wells, TN3 0TD

Proposal: Retrospective application for the construction of track link between land at Mill Farm and land at Cobblestone Mews.

**15/510346/SUB**

Location: Manor Cottage, Speldhurst Road, Langton Green, Royal Tunbridge Wells, TN3 0JL

Proposal: Submission of details pursuant to Condition 5 – Details of proposed tiles, of application 15/505682

**15/510390/SUB**

Location: 31 Holmewood Ridge, Langton Green, Royal Tunbridge Wells, TN3 0RD

Proposal: Submission of details pursuant to Condition 3: Details of site levels, landscaping, fencing and gates (original application reference – 15/506054/FULL)

**15/510603/ENVSCR**

Location: Victoria Cottage, Penshurst Road, Speldhurst, Royal Tunbridge Wells, TN3 0PQ

Proposal: EIA Screening Opinion: Erection of detached dwelling with ancillary car parking (15/510418 refers)

**15/510610/SUB**

Location: Manor Cottage, Speldhurst Road, Langton Green, Royal Tunbridge Wells, TN3 0JL

Proposal: Submission of details pursuant to Condition 6 – Samples of proposed tiles, of application 15/504343/LBC

**11. Items for information:**

The DCLG Document was discussed and it was decided that the Committee needed further time to consider their comments. A further meeting would be set up for this purpose.

The date for the next meeting is to be confirmed.

There being no further business the meeting closed at 9.10pm

Chairman