



Speldhurst
Parish Council

Working for the
whole community

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

Minutes of a Planning Committee Meeting held in the Parish Council Office, Langton Green Recreation Ground on Monday 4th February 2013 at 6.30pm

MEMBERS PRESENT: Cllr Langridge (Chairman), Cllrs Mrs Horne (arrived 7.35pm), Mrs Hull, Mrs Podbury, Mrs Soyke, Hemming and Turner

OFFICER PRESENT: Mrs Meirion Flemington – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There were two members of the public present in respect of planning application TW/13/00114

1. Apologies and Reasons for Absence: There were no apologies for absence.

It was **AGREED** to bring planning application TW/13/00114 forward.

TW/13/00114/HOUSE/SF1

Location: 44 Farnham Lane, Langton Green, Royal Tunbridge Wells

Proposal: Extension including the demolition and rebuilding of garage with a bedroom over and en-suite bathroom and additional shower room

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

- The proposed extension is very close to the boundary with 42 Farnham Lane, would leave a gap of only 1.8m between the properties and be more intrusive than other extensions in the vicinity
- The main lounge and bedroom windows of No. 42 are on the side of the house next to the proposed extension
- There will be loss of light and privacy
- The proposed timber cladding would be difficult to maintain because of the small gap between the proposed extension and the boundary

Decision: Recommend refusal

Comments: The main concern expressed is the extremely close proximity of the proposal to the boundary with 42 Farnham Lane, even with the minimal adjustments made to this application. Concern is also expressed at overshadowing and loss of privacy and light and maintenance of the timber cladding being an issue in the future

2. **Declarations of Interest:** There were none.
3. **Declarations of Lobbying:** Cllr Mrs Hull declared that she had been spoken to by the applicant in respect of TW/12/03254 – Speldhurst Bank, Barden Road, Speldhurst – which was on the Agenda for the meeting held on 8th January
4. **The Minutes of 8th January 2013** were signed as a correct record.
5. **Matters Arising:**
 - Neighbourhood Planning:** A Working Group meeting was held on 21st January and the minutes have been circulated. Further meetings will be held in February and March.
 - Tunbridge Wells South Wastewater Treatment Works:** Cllr Langridge reported that the large delivery was not made on the date notified but on a different date.
 - Planning Appeals:** Planning Appeals in respect of The Old Saw Mill, Langton Road, Speldhurst and Burrswood Groombridge are on-going. A Planning Appeal in respect of Hollonds Farm, Langton Green has been lodged with the Planning Inspectorate.
 - TWBC Planning Guide:** The Assistant Clerk reported that the Planning Guide is currently being reprinted and copies will be sent to the Parish Council in due course.
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.

TW/12/03428/HOUSE/SF1

Location: Rusthall House, Langton Road, Langton Green, Royal Tunbridge Wells
Proposal: Reconstruction of tower roof, new larger dormer and rear orangery extension

Decision: Remain neutral – leave to Planning Officer

TW/12/03450/LBC/RE4

Location: The Cottage, Speldhurst Hill, Speldhurst, Royal Tunbridge Wells
Proposal: Listed Building Consent: Widening of garage door and removal of interior toilet

Decision: Remain neutral – leave to Conservation Officer
Comments: The location plan accompanying the application was incorrect

TW/12/03529/FUL/RE4

Location: V J Coomber Builders Ltd, The Old Saw Mill, Langton Road, Speldhurst
Proposal: Redevelopment of builders yard to provide one detached dwelling

Decision: Remain neutral – leave to Planning Officer
Comments: Concern expressed that should this proposal go ahead loss of employment is still an issue, but the design is an improvement on the previous application and fits better in this rural location

TW/12/03541/HOUSE/SF1

Location: Hillside, Bullingstone Lane, Speldhurst, Royal Tunbridge Wells
Proposal: Single garage with undercroft

Decision: Recommend refusal

Comments: Concern expressed that the property is outside the limits to Built Development and within the Metropolitan Green Belt and that this property has already been increased in size by over 50%. If TWBC is minded to approve the application we would ask that there is a non-severance condition put in place. We are also concerned that the proposed use of the undercroft has not been specified to TWBC in the application.

TW/12/03556/TPO/DMD

Location: Heathgate Cottage, Langton Green, Royal Tunbridge Wells
Proposal: TREES: T5 OAK – Fell

Decision: Remain neutral – leave to Tree Officer

TW/13/00005/HOUSE/EA1

Location: 6 Dene Way, Speldhurst, Royal Tunbridge Wells
Proposal: Front single storey extension

Decision: Remain neutral – leave to Planning Officer
Comment: A very well presented application

TW/13/00119/CEU

Location: Stable House, Langton Road, Langton Green, Royal Tunbridge Wells
Proposal: Lawful development certificate (Existing) use of former stable block to single dwelling house

Decision: Remain neutral – leave to Planning Officer

7. Items for Information:

Cllr Langridge advised that the application for the pavilion at Langton Green Recreation Ground and another application in respect of Shaw House, Barden Road, Speldhurst will be on the Agenda for the next Committee meeting.
The date of the next meeting is Tuesday 19th February at 7.30pm in the Parish Council Office.

There being no further business the meeting closed at 7.15pm

Chairman