



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

Minutes of a Planning Committee Meeting held on Wednesday 7 February at 7.30pm in the Palmer Room, Langton Green Village Hall

MEMBERS PRESENT: Cllrs Mrs Price (Chairman), Mercieca, Allen 7.35pm, Kerby, Soyke, Ellery, Mrs Jeffreys, Parker and Kerby

OFFICER PRESENT: Mrs K Harman – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There were 8 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:** There were none.
3. **Disclosure of Interests:** There were none.
4. **Declarations of Lobbying:** All members of the Planning Committee had been lobbied regarding application 17/04294/FULL – Land Adjacent, Keepers Cottage, Burnt House Lane, Langton Green, Royal Tunbridge Wells, Kent TN3 0JR.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on **10th January 2017** be approved as a correct record and signed by the Chairman.
6. **Matters Arising:** The Assistant Clerk said that the details for application no. 17/02743/FULL -Farm Buildings Near Scriventon House Stockland Green had been updated. It was **RESOLVED** to re-comment on the application at the next Planning meeting.
7. **Public Open Session** – Peter Hurst of Burnt House spoke first on behalf of the Burnt House Lane Residents Group. He circulated a detailed letter of objection including photographs. In summary, Mr Hurst said that they have no issue with the Woodland Management Plan or the ability of Tilhill Forestry to carry it out. They do however have concerns over primarily the use of large vehicles along a narrow country lane which residents park their cars down; the disruption in terms of the noise produced; the visual effect upon the landscape; the gas and water mains running across the entrance to the proposed site and residents' loss of privacy.
They are concerned about the wagons blocking Burnt House Lane before then going out onto the Speldhurst/Langton Road which is a blind bend with inadequate sight lines.

Jeremy Salmon, a resident, spoke next. He queried whether the entrance to the woods off Lower Green Road or through an existing access near to the Anchorage could be used.

Mr Percival, a resident whose land backs directly onto the site said he is objecting to the use of Burnt House Lane primarily on behalf of public safety.

Sean Ramsay of Keepers Cottage, who is wheelchair bound, said that he moved to the area for peace and quiet however this would be disrupted should the application be allowed. Additionally, his drive will be blocked by the wagons reversing into the bell mouth.

Stephen Quest a resident added his concerns about the safety of the road – it is a very dangerous corner already which is liable to accidents – the loading bay would only make it worse.

Hugh Davies of Tilhill spoke next. He said that the main reason why that access route was chosen is because of ownership of land. He acknowledges that there are historic access points. He advised that the lorries are custom built for accessing tight areas. They could try and avoid rush hours and work with local residents when carrying out their activities. He said that he will go back to the owner of the woods to consider different access options. He circulated a photograph of an existing loading bay elsewhere. It was noted that it had taken 4 years for the grass to have grown over the type 1 in the picture.

Councillors asked if Tilhill had looked at the Lower Green Road option. Mr Davies said that it would mean taking out wood banks which would cause more damage and also concern to residents in that road.

Cllr Mrs Price enquired about the vehicles used. Mr Davies then circulated a photograph. A forestry all-terrain vehicle would be stored in the woodland all year round and would be used to move the logs within the wood, additionally a forwarder and a harvester which breaks the wood into 5m lengths would be used.

Cllr Mrs Soyke enquired about the length of the vehicles to which Mr Davies replied 22m which is the full length of the lorry plus a trailer. It can be disconnected but that would involve more trips.

8. Planning appeals – 17/01607/OUT

Garages Adjacent to Pax Cottage, Stockland Green Road, Speldhurst

Outline (Layout, landscaping) – Proposed demolition of three garages and erection of a single storey detached dwelling.

9. Planning applications for discussion and decision:

17/04294/FULL

Location: Land Adjacent, Keepers Cottage, Burnt House Lane, Langton Green, Royal Tunbridge Wells, Kent TN3 0JR

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

Decision: We object on the grounds of safety, both within Burnt House Lane, for other road users and also particularly at the junction with the Speldhurst/Langton Road with 22m vehicles emerging on a blind bend on a 40mph road which could potentially cause a traffic hazard. We are aware of several serious accidents in the vicinity recently. We are concerned that there could be inadequate width given the parked cars in front of the cottages and the lack of passing places. We note there is a sign indicating no heavy vehicles at

the entrance to Burnt House Lane. We are concerned about the noise and disturbance to neighbouring properties. We note there may be an issue with a gas main which passes across the entrance to the site.

Should the application be permitted, we would have the following suggestions: -

1. Operations should be restricted to non-peak hours.
2. When the vehicles are in operation, adequate warning signs or preferably traffic controls should be implemented on the Langton/Speldhurst Road.

17/04305/FULL

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

Proposal: Detached two bay garage.

Decision: SPC remains neutral – leave to Planning Officer.

17/04052/FULL

Location: Store to Rear of Sunnymead, Langton Road, Langton Green, Royal Tunbridge Wells, Kent

Proposal: Conversion of outbuilding to create a one-bedroom dwelling.

Decision: SPC remains neutral but we are concerned about possible extra on-street parking and lack of amenity land around the building.

18/00046/TPO

Location: 21 Newlands, Langton Green, Tunbridge Wells, Kent TN3 0DB

Proposal: Trees: Oak (T5) – Fell

Decision: SPC remains neutral – leave to Tree Officer. We recommend that a replacement tree be planted.

18/00028/FULL

Location: 28 Holmewood Ridge, Langton Green, Tunbridge Wells, Kent TN3 0ED

Proposal: New dwelling to replace existing garage and ancillary accommodation.

Decision: SPC remains neutral – leave to Planning Officer.

18/00027/FULL

Location: 28 Holmewood Ridge, Langton Green, Tunbridge Wells, Kent TN3 0ED

Proposal: New front garage: single storey rear extension; Internal alterations.

Decision: SPC remains neutral – leave to Planning Officer.

18/00002/FULL

Location: The Barn, Pokehill Farm, South Farm Lane, Langton Green, Tunbridge Wells, Kent TN3 9JN

Proposal: Part Retrospective – Replacement dwelling (Amendment to Planning consent 13/00485/FULL including alterations to elevations and footprint).

Decision: SPC remains neutral - leave to Planning Officer.

18/00227/LBC

Location: 3 Orchard Cottages, Ashurst Hill, Ashurst, Royal Tunbridge Wells, Kent TN3 9TH

Proposal: Listed Building Consent – Erection of a single storey rear extension.

Decision: SPC remains neutral – leave to Planning Officer.

18/00100/FULL

Location: 2 Upper Stephens, Langton Green, Tunbridge Wells, Kent TN3 0BS

Proposal: Conversion of integral garage to habitable use, with an associated single storey front extension and replacement of flat roofed front roof extension with a pitched roof front roof extension.

Decision: SPC remains neutral – leave to Planning Officer

18/00164/TPO

Location: 36-38 Dornden Drive, Langton Green, Royal Tunbridge Wells, Kent TN3 0AF

Proposal: TREES: T1 (Oak) – Clean out deadwood; T2 (Oak) – Reduce overhanging lateral branches by 2-3 metres.

Decision: SPC remains neutral – leave to Tree Officer.

18/00224/FULL

Location: 3 Orchard Cottages, Ashurst Hill, Ashurst, Tunbridge Wells, Kent TN3 9TH

Proposal: Erection of a single storey rear extension.

Decision: SPC remains neutral – leave to Planning Officer.

18/00242/LBC

Location: Old Bullingstone, Bullingstone Lane, Speldhurst, Royal Tunbridge Wells, Kent TN3 0JY

Proposal: Listed Building Consent – Single storey side extension/link with 2 roof lights connecting house with adjacent barn; External and internal works to house and barn; New double garage; Replacement vehicle access gates.

Decision: SPC remains neutral – leave to Conservation Officer.

18/00241/FULL

Location: Old Bullingstone, Bullingstone Lane, Speldhurst, Royal Tunbridge Wells, Kent TN3 0JY

Proposal: Single storey side extension/link with 2 roof lights connecting house with adjacent barn; External and internal works to house and barn; New double garage; Replacement vehicle access gates.

This application was withdrawn.

10. Items for information

1. The Assistant Clerk asked Councillors if SPC should take out membership of the Weald of Kent Protection Society. It was **RESOLVED** not to on the basis that it was not considered necessary.
2. The Assistant Clerk asked Councillors if they wanted to attend the next KALC Planning Conference. It was **RESOLVED** that the Assistant Clerk should attend and forward any notes or information to Councillors.
3. Date of next meeting – Tuesday 27th February 2018 at 7.30pm in the Council Offices.

There being no further business, the meeting closed at 9.04pm.

Chairman