



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

Minutes of a Planning Committee Meeting held on Wednesday 19th October 2016 at 7.30pm in the Ellis Room, Langton Green Village Hall

MEMBERS PRESENT: Cllrs Mrs Horne (Chairman), Mrs Jeffreys and Mrs Price, Allen, Mercieca and Turner (7.40pm)

OFFICER PRESENT: Mrs K Plunkett – 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 reason for absence:** No apologies were received.
3. **Disclosure of Interests:** There were none.
4. **Declarations of Lobbying:** There was none.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on **26th September 2016** be approved as a correct record and signed by the Chairman.
6. **Matters Arising:** There were none.
7. **Public Open Session** – There were eight members of the public present – 4 residents objecting to the Northleigh Cottage application, the 2 applicants for Northleigh Cottage and 2 applicants for Holly Villa.

The applicant for Northleigh Cottage, Richard Ellory spoke first. He said that he had made significant changes to the plans since the previous application, omitting the garage to reduce the bulk, narrowing the front of the property and the hallway and reducing the ridge height by a foot. He said the new property will be 4 metres from Northleigh Cottage and it is also now 3.4metres from Northleigh Terrace. In terms of highway safety he said that widening the existing access will make it safer and the property is 40metres from the dangerous bend. He said that the whole village is soon to be included in a 20mph scheme.

Alan Ford spoke against the application and included the following comments:

- Loss of parking spaces along Barden Road
- The height of the house at the rear has not changed and will be significantly above 4 Northleigh Terrace.
- He thought that there would be the possibility of the owners adding a conservatory in the future, especially with the increased length of the bedroom at the rear.
- Filling the gap between the houses will mean a loss of sunlight in the garden.
- The proposed house is too big for the plot and the village needs low cost housing, not 4 bed houses.
- Cars MOUNTING the pavement right in front of Northleigh Cottage are a problem and construction vehicles will add to the traffic problems on Barden Road.

Carol Wishart said that she will lose the light through her dining room window.

Jean Angus said that more drives exiting onto a busy road will increase the problems on Barden Road especially as the double yellow lines have resulted in cars going faster.

Neil Redpath, the applicant for Holly Villa, did not wish to speak in support of his application.

16/06667/OUT

Location: Holly Villa, Langton Road, Langton Green, Royal Tunbridge Wells, Kent, TN3 0HP

Proposal: Outline (Access, Appearance, Layout, Scale) – Extension and conversion of existing building to provide 2 terraced houses, 1 apartment and retention of commercial premises. Erection of detached bungalow at rear. Provision of associated parking. Demolition of single storey front extension, outbuildings and rear coach house.

Decision: Remain neutral – leave to Planning Officer

Comment: We have reservations about the sufficiency of the parking provision for 4 dwellings given the narrowness of the road and the existing parking restrictions.

16/06784/FULL

Location: Northleigh Cottage, Barden Rd, Speldhurst, Royal Tunbridge Wells, Kent, TN3 0QD

Proposal: New 4 Bedroom detached dwelling on land adjacent to Northleigh Cottage. Demolition of existing flat roof garage attached to Northleigh Cottage. (Resubmission of Application 16/05747/FULL)

Decision: Remain neutral – leave to Planning Officer

Comment: If planners are minded to grant permission we would ask that permission is contingent on parking provision for two cars for both the existing property and the new property.

If TWBC are minded to grant permission for the application, we request that construction vehicle movements are excluded during peak traffic times.

8. Planning appeals

16/00124/REF Victoria Cottage, Peshurst Road, Speldhurst, Royal Tunbridge Wells, TN3 0PQ

The appeal for Victoria Cottage was discussed and it was agreed that the Council's comments sent in previously should be re-sent.

SPC have concerns about:

- Overdevelopment of the site and the impact on the quality of Victoria Cottage as an independent dwelling.
- Overlooking issues and the loss of privacy affecting numerous properties.
- Highway and Safety issues – we note Highways have recommended refusal three times. We have concerns regarding safe access and sight lines onto Peshurst Road which is a busy road with on-street parking problems.

- 9. Parish Plan Implementation** – Cllr Mrs Jeffreys suggested that the Committee's comments could be included in the SPC winter newsletter. It was agreed that Cllr Mrs Horne will draft some comments which will be discussed at the next Planning meeting.

The Committee discussed whether a Neighbourhood Plan should be produced and it was noted that the costs are significant and as the Borough are doing their own plan, there would be no benefit of undertaking this exercise. However the committee will re-assess the need to conduct a Neighbourhood Plan if they believe it will benefit the parish in the future.

- 10. Call For Sites – A review of identified sites for Speldhurst Parish.** Cllr Mrs Price said that the Borough Council will decide whether any of the identified sites are feasible, some sites will be ruled out immediately and a more detailed analysis will follow of the remaining sites. Cllr Mrs Horne asked the assistant clerk to obtain 2 copies of the T Wells Site Allocation Plan adopted July 2016

Cllr Mrs Price said that we may need to look at sites being considered beyond SPC boundaries. It was agreed that SPC should wait for Tunbridge Wells to complete the next stage of the process before considering the document in depth. Cllr Mrs Horne has discussed this issue with Cllrs Mrs Soyke and Podbury and requested to be kept in touch with the development of this plan at Borough Level so to keep SPC informed accordingly.

11. Planning applications for discussion and decision:

16/06457/FULL

Location: 22 Langholm Road, Langton Green, Royal Tunbridge Wells, Kent, TN3 0EY

Proposal: Garage conversion and new porch.

Decision: Remain neutral – leave to Planning Officer.

16/06664/FULL

Location: Stone Ness, Ashurst Road, Ashurst, Royal Tunbridge Wells, TN3 9SU

Proposal: Erection of replacement dwelling and replacement outbuilding, including siting of temporary mobile home.

Decision: Remain neutral – leave to Planning Officer

Comment: We have strong concerns about the boundary fence detracting from the green and rural nature of this stretch of road.

16/06565/FULL

Location: 1 Widbury, Langton Green, Royal Tunbridge Wells, Kent, TN3 0HW

Proposal: Demolition of existing conservatory; Construction of single storey rear extension with internal re-modelling

Decision: Remain neutral – leave to Planning Officer.

16/06782/FULL

Location: 17 Great Courtlands, Langton Green, Royal Tunbridge Wells, Kent, TN3 0AH

Proposal: Demolition of garage and construction of a two-storey side extension and single storey rear extension.

Decision: Remain neutral – leave to Planning Officer.

16/06791/FULL

Location: 10 Holmewood Ridge, Langton Green, Royal Tunbridge Wells, Kent, TN3 0BN

Proposal: Retrospective – Veranda for log cabin

Decision: Remain neutral – leave to Planning Officer.

16/06794/FULL

Location: Little Oaklands, Langton Road, Langton Green, Royal Tunbridge Wells, Kent, TN3 OHP

Proposal: Installation of driveway gates.

Decision: Remain neutral – leave to Planning Officer.

16/06801/FULL

Location: 1 Great Courtlands, Langton Green, Royal Tunbridge Wells, Kent, TN3 OAH

Proposal: First floor rear extension and open porch to front.

Decision: Remain neutral – leave to Planning Officer.

16/06828/TPO

Location: 5 Roopers, Speldhurst, Royal Tunbridge Wells, Kent, TN3 0QL

Proposal: G2: Row of conifers – Reduce top and sides back to last cut.

Decision: Remain neutral – leave to Tree Officer.

12. Items for information: The assistant clerk suggested the next meeting be held on either 14th or 16th November, depending on whether the 14th was needed for an additional finance meeting.

Cllr Mrs Horne said that she and Cllr Mrs Price had attended the Landscape character workshop which had been very interesting and the Borough Council is keen to understand the rural nature of the villages. Cllr Mrs Price said this is a very important document and she encouraged all Councillors to send in their photos of their favourite views in the villages within the Parish.

There being no further business the meeting closed at 8.45pm.

Chairman