

Speldhurst Parish Council

Minutes of The Planning Committee Meeting held in The Village Hall, Langton Green on Thursday, 18th December 2008 at 2pm

Present: Cllr. Mrs Podbury (appointed Chairman for the Meeting)
Cllr. Brown
Cllr. Ellis
Cllr. Langridge

Two members of the public – Middlefield / Rusthall Elms

Apologies: Cllr. Mrs Paulson-Ellis – prior engagement
Cllr. Trevor Stevens – unable to attend
Cllr. Richard Wheeler – prior engagement

2 members of the public – Middlefield / Rusthall Elms development

The Minutes of the Meeting held on 26th November 2008, having previously been distributed to all members, were agreed and signed.

There were no declarations of interest.

There were no declarations of lobbying.

Middlefield / Rusthall Elms

Mr Malcolm Dowd, speaking on behalf of the residents of the area around The Boundary, put a formal request to the Council to consider the funding of an independent Highway Report to support the Parish Council's argument, and that of the residents, that construction traffic (and possibly future residents' traffic) should access out onto the A264 from the now vacant Rusthall Elms building and not through The Boundary. The reasons are well documented in that The Boundary is a quiet cul de sac and is totally unsuitable, and indeed possibly dangerous, to be used for the anticipated size and volume of vehicles that would materialise from a development of this scale.

Mr Dowd stressed the potential urgency of this report as having spoken to the Planning Officer the 106 legal agreement was progressing well and once signed a decision would be taken on the access for construction traffic. (Following the meeting the Clerk spoke with Ruth Chambers and she confirmed these details).

It is the recommendation of the Planning Committee that a sum of up to £2,000 be set aside to cover the costs of a Highway Consultant and his subsequent attendance at a pre-determined hearing. The Consultant is to assess the traffic flows and their effects during the construction phase of the proposed development BOTH through 31 The Boundary AND by means of the road direct from the A264 (the ex-entrance to Rusthall Elms) to recommend which is the better using the criteria of; safety to residents and their children, effects of traffic flow (especially through Rusthall), damage to existing residential roads, noise and inconvenience to residents and any other criteria he may consider significantly relevant.

The Clerk would be asked to contact the Finance Committee to agree funding.

Borough Councillor David Jukes should be kept fully up-dated.

08/03906/LBC/NR2

Address: Broomlands, Broom Lane, Langton Green
Proposal: Listed Building Consent – Remove all slates from roof of house and replace
Decision: Remain Neutral - leave to Conservation Architect

08/03927/FUL/SF1

Address: South East Water Tower, Langton Road, Langton Green
Proposal: Replacement of existing antenna with 3 no. Antennas on the roof of the building. Removal of existing equipment cabinet and replacement with 2 no. Equipment cabinets within secure compound at ground level.
Decision: Remain Neutral – leave to Planners.
Comment : we note that this is a replacement of one antenna with three

08/03978/FUL/EA1

Address: Southlands Farm, Etherington Hill, Speldhurst
Proposal: Erection of open double garage and storage building
Decision: Remain Neutral – leave to Planners

Notification of Informal Hearing Arrangements 10am 3rd February 2009 in The Town Hall, Tunbridge Wells – Police Houses, Speldhurst Road, Langton Green - Demolition of existing houses and construction of 6 dwellings and access road.

The Planning Committee will consider sending a representative to this informal hearing in the light of the Council's view regarding the potential over-development of this site and the visual road narrowing currently planned close to this proposed development.

Items for Information

There being no further business to discuss the meeting closed at 2.50pm.

CHAIRMAN