



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

## Minutes of a Planning Committee Meeting held in the Committee Room, Ashurst Village Hall on Thursday 19<sup>th</sup> October 2011 at 7.30pm

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**MEMBERS PRESENT:** Cllrs Mrs Podbury (Chairman), Brown, Langridge and Milner

**OFFICER PRESENT:** Mrs Meirion Flemington – Assistant Clerk

**MEMBERS OF THE PUBLIC PRESENT:** There were no members of the public present

It was **AGREED** to bring Item 6. Planning applications for discussion and decision to the start of the Agenda as Cllr Milner had to attend another meeting at Ashurst Village Hall at 8.15pm

- 1. Apologies and Reasons for Absence:** Cllr Mrs Hull (holiday) and Cllr Woodward (prior engagement)
- 2. Declarations of Interest:** There were none.
- 3. Declarations of Lobbying:** There were none.
- 4. The Minutes of 6<sup>th</sup> October 2011** were signed as a correct record.

**5. Matters Arising:**

**Maintenance of tree on verge outside No. 8 Southfields, Speldhurst:** The Assistant Clerk has contacted the Tree Officer who advises that it is a 'Highway' tree and that their budget for maintenance has been cut. **The Assistant Clerk to confirm the position.**

**Royal Institute of British Architects – acceptable floor areas for new build residential properties:** The Assistant Clerk read from the RIBA Homewise report which states that the average new three bedroom is only 92% of the minimum recommended size of 96 sq.m.

**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.

There were no members of the public present.

**TW/11/02809/TPO/DMD**

Location: Holly Lodge, Langton Road, Langton Green, Royal Tunbridge Wells

Proposal: TREES: HOLM OAK – Reduce overall canopy by 30%

Decision: Remain neutral – leave to Tree Officer

Comments: There was no plan attached to the application and it could therefore not be discussed in any detail

**TW/11/02828/TPO/DMD**

Location: 20 The Boundary, Langton Green, Royal Tunbridge Wells

Proposal: TREES: OAK – Reduce by 25%. Raise crown to 4m

Decision: Remain neutral – leave to Tree Officer

Comments: There may be an effect on the street scene as the neighbouring properties have similar Oak trees in their front gardens giving the appearance of an avenue

**TW/11/02850/FUL/RE4**

Location: Salisbury House, Langton Road, Langton Green, Royal Tunbridge Wells

Proposal: Change of use from office to residential (2 flats)

Decision: Remain neutral – leave to Planning Officer

Comments: Concern expressed whether there is adequate parking taking into account the previously allocated parking for the conversion of the top floor of the building and that the basement windows must comply with planning and building regulations

**TW/11/02856/FUL/SJM**

Location: Blackham and Ashurst Sports Ground, Ashurst Hill, Ashurst, Royal Tunbridge Wells

Proposal: Hard standing for car parking

Decision: Remain neutral – leave to Planning Officer

Comments: Concern expressed that the proposal must be acceptable as surfacing in the Green Belt and that the drawing accompanying the application is not properly to scale

**TW/11/02898/TPO/DMD**

Location: 1 Long Slip, Langton Green, Royal Tunbridge Wells

Proposal: TREES: SYCAMORE – Remove epicormic growth and reshape crown by up to 1.5m

Decision: Recommend approval

Comments: This work is considered necessary and beneficial to the tree

**TW/11/02997/HOUSE/RE4**

Location: 42 Holmewood Ridge, Langton Green, Royal Tunbridge Wells

Proposal: Two and single storey extensions, single storey front garage extension and internal alterations to include landscape alterations to front and alterations to access onto private road

Decision: Remain neutral – leave to Planning Officer

**7. Items for Information:**

Cllr Mrs Podbury reported that an appeal has been made in connection with the Jessups Farm application refusal.

Cllr Mrs Podbury advised that she had a telephone call from the applicant regarding the refusal of the Hillcot, Speldhurst Hill application.

Cllr Mrs Podbury reported that there is a proposal from an investment company to sell plots in a field at Ashurst.

Cllr Mrs Podbury referred to the email received by the Clerk regarding the works to the verge of Homewood Road, Langton Green. She advised that as the owner of the verge is unknown there is nothing to stop the owners of adjoining properties carrying out work to the verge.

Cllr Mrs Podbury referred to the new sign at Little Court Nursing Home, Speldhurst. The Assistant Clerk had inspected and confirmed that the sign is within the Nursing Home's land.

**The Assistant Clerk will check with TWBC that it complies with planning regulations.**

There being no further business the meeting closed at 8.12pm.

Chairman