



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

**Minutes of a Planning Committee Meeting held on Tuesday 24th April at 7.30pm in the Council Offices, Langton Green Village Hall, Langton Green Recreation Ground**

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**MEMBERS PRESENT:** Cllrs Mrs Price (Chairman), Mercieca, Mrs Jeffreys, Mrs Soyke, Allen and Ellery

**OFFICER PRESENT:** Mrs K Harman – Assistant Clerk

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

**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.

1. **To receive and approve apologies and reasons for absence:** there were none.
2. **Disclosure of Interests:** Cllr Mrs Jeffreys declared an interest in application no. 18/00851/FULL – Broomlands, Broom Lane, Langton Green. The applicant is a friend and ex-Parish Councillor.
3. **Declarations of Lobbying:** there were none.
4. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on **4<sup>th</sup> April 2018** be approved as a correct record and signed by the Chairman.
5. **Matters Arising:**
  - National Planning Policy Framework Consultations – Cllrs Mrs Price and Mrs Jeffreys had held a meeting to compose a summary of SPC's response to the consultation which was considered by Councillors. They thanked Cllr Mrs Price for the hard work she had put into the document. It was agreed that the Assistant Clerk would submit the response to TWBC by the deadline of 10<sup>th</sup> May 2018.
  - 42 Dornden Drive – The Assistant Clerk said that she had spoken to TWBC Planning who had advised that Councillors could raise a consideration of a potential planning breach if they felt it was appropriate. Cllr Mrs Jeffreys said that TWBC Planners must be aware of the outbuilding already because there was a planning application approved by them in 1996 by the resident of this property and that the outbuilding can be clearly identified on the plans. It was agreed that the Assistant Clerk would write to TWBC raising concern regarding the outbuilding and that the Clerk would be asked to write back to the resident who had raised the initial enquiry.
  - Quad-biking at Adam's Well – The Assistant Clerk said that the Clerk had been to visit the Warden at Adam's Well and photos of the quad-biking tracks were circulated along with a map to show the location of the event. The Scouts Association can hold 14 events per year without having to get

permission for change of use and so far they had six bookings in place - to be used by charitable organisations only. The bikes will be taken from the Scout hut across a marshalled PROW by trained volunteers in order to get them to the area the activity will take place in. The bikes will then be brought back via the same route at the end of the session. The resident of Adam's Well has been asked to monitor the situation and let the Clerks know if there are any problems.

**6. Public Open Session:** There were no members of the public present.

**7. Planning appeals – 17/02637/FULL**

Location: Land East of Wallers, Speldhurst

Proposal: Removal of existing trees and erection of 5 No. dwellings with associated parking and landscaping.

**8. Planning applications for discussion and decision:**

**18/01098/FULL**

Location: Speeds Farm, Farnham Lane, Langton Green, Royal Tunbridge Wells, Kent TN3 0JT

Proposal: Redevelopment of site to provide 8 dwellings including alterations to site access and realignment of access road.

Decision: Remain neutral – leave to Planning Officer. However, if the application is approved, we would expect a comprehensive landscaping plan to protect views from the AONB. We would want to be reassured that the access is designed in a way that will not cause traffic problems on Farnham Lane. We have concerns about possible overflow parking in Farnham Lane. We are concerned that yet another development in Langton Green does not cater for the need for affordable housing. We note that there will be a loss of local business space.

**18/01042/FULL**

Location: 11 Hither Chantlers, Langton Green, Tunbridge Wells, Kent TN3 0BJ

Proposal: Demolition of rear conservatory and erection of single storey rear extension with roof terrace and sky light; Existing windows/doors to be replaced with dark framed double-glazed window/doors; Existing window to rear elevation of bedroom to be replaced with double doors onto roof terrace.

Decision: Remains neutral – leave to Planning Officer.

**18/01034/FULL**

Location: 10 Ryders, Langton Green, Tunbridge Wells, Kent TN3 0DX

Proposal: Replacement of conservatory with a single storey rear extension; Alterations to fenestration; Part garage conversion to habitable accommodation.

Decision: Remains neutral – leave to Planning Officer.

**18/00960/FULL**

Location: 1 Bullingstone Cottage, Bullingstone Lane, Speldhurst, Tunbridge Wells, TN3 0LB

Proposal: Demolition of side extension and porch; erection of part two-storey and single storey side extension and proposed basement.

Decision: Remains neutral – leave to Planning Officer.

**18/00851/FULL**

Location: Broomlands, Broom Lane, Langton Green, Royal Tunbridge Wells, Kent TN3 0RA

Proposal: Alterations to secondary access.

Decision: Remain neutral – leave to Planning Officer provided that the surface is permeable to protect the roots of the TPO trees.

**18/00467/FULL**

Location: Land and Buildings Barden Road, Speldhurst, Royal Tunbridge Wells, Kent

Proposal: Variation of Condition 2 (Approved Plans) of Planning Consent 16/06956/FULL (Part demolition of existing buildings and conversion to provide 3 dwellings with detached car barn and associated landscaping) - Various changes to the approved drawings including change in materials of windows, window on rear elevation to be deeper and change from 3 bedrooms with a family bathroom to 4 bedrooms all with an en-suite.

Decision: Remains neutral – leave to Planning Officer.

**9. Items for information**

- Victoria Cottage, Speldhurst – An email had been received from a resident saying that they did not believe site notices had been put up for the recent planning application for Victoria Cottage or had been prematurely removed. Councillors agreed that in future they would check informally if the notices are in place when they carry out their site inspections. It was agreed that the Assistant Clerk would put a note in the parish magazines to remind residents to register online with TWBC to receive notifications of new planning applications as well as a reminder that all new applications are listed on our meeting agendas which are on the village noticeboards as well as the website. It was agreed that the Clerk would be asked to respond to the resident.
- Date of next meeting Tuesday 22nd May. Apologies from Cllr Mrs Jeffreys and Cllr Mrs Soyke.

The meeting closed at 8.22pm.

Chairman