



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

Minutes of a Planning Committee Meeting held on Wednesday 16th November 2016 at 7.30pm in the Council Office, Langton Green Village Hall

MEMBERS PRESENT: Cllrs Mrs Horne (Chairman), Mrs Jeffreys and Mrs Price, Allen and Mercieca.

OFFICER PRESENT: Mrs K Plunkett – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There was one member 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:** Apologies received from Cllr Turner (prior engagement)
- 3. Disclosure of Interests:** There were none.
- 4. Declarations of Lobbying:** Cllr Mrs Horne said she had been lobbied about the appeal for Victoria Cottage.
- 5. Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on 19th **October 2016** be approved as a correct record and signed by the Chairman.
- 6. Matters Arising:** There were none.
- 7. Public Open Session** –There was one member of the public, Matilda Minnis who wished to make comments on her application for Dewspel in Groombridge. She said that the application included a large dormer window at the back but that this was not visible to neighbours etc. This application was brought forward on the agenda for discussion and decision.

16/06951/FULL

Location: Dewspel, Bird in Hand Street, Groombridge, Royal Tunbridge Wells, Kent

Proposal: Demolition of lean-to extension, hipped roof ends and existing dormer windows; Construction of new two-storey front extension with gable ends and enlargement of rear dormer window.

Decision: Remain neutral – leave to Planning Officer

- 8. Planning appeals** Cllr Mrs Horne said that she was disappointed that the appeal on Holly Villa had been successful especially as a more sympathetic application had been submitted at the last planning meeting. She asked if the committee would like to strengthen SPC's comments on the Victoria Cottage appeal. It was **RESOLVED** to amend the comments as follows:

16/00124/REF Victoria Cottage, Penshurst Road, Speldhurst, Royal Tunbridge Wells, TN3 0PQ
SPC have concerns about:

- Overdevelopment of the site and the impact on the quality of Victoria Cottage as an independent dwelling, in contravention of policy EN1/2.
- Overlooking issues and the loss of privacy affecting numerous properties, in contravention of policy EN1/2.
- Highway and Safety issues – we note Highways have recommended refusal three times. We have concerns regarding safe access and sight lines onto Penshurst Road which is a busy road without pavements and with on-street parking problems. The relevant policy is EN5/7.

- 9. Parish Plan Implementation** –Councillors discussed the notes which had been written by the Chairman and circulated prior to the meeting. Amendments were agreed and Cllr Mrs Horne will re-circulate the document prior to the next planning meeting for further discussion.

Cllr Mrs Jeffreys agreed to locate the rural exception map and other relevant documents from the last time this issue was raised at Full Council.

It was **RESOLVED** that further progress on the Committee's response to the Parish Plan document would be made at the next planning meeting.

- 10. Call For Sites** –No further information has been received from TWBC about the 'Call for Sites' so this agenda item will be carried forward to the December meeting.

11. Planning applications for discussion and decision:

16/06376/FULL

Location: Cobblestone Mews, Mill Farm, Broomhill Road, Royal Tunbridge Wells, Kent

Proposal: Demolition of existing buildings (with the exception of Mill Farm and Cobblestone Mews) and erection of 7 dwellings.

Decision: Remain neutral – leave to Planning Officer.

16/06772/LBC

Location: St Michaels, Burrswood, Groombridge, Royal Tunbridge Wells, Kent, TN3 9PY

Proposal: Listed Building Consent – Proposed new door in lounge rooms to convert into café area and removal of panelling in reception area.

Decision: Remain neutral – leave to Conservation Officer.

16/06872/FULL

Location: 129 Lower Green Road, Royal Tunbridge Wells, Kent, TN4 8TT

Proposal: First floor extension to create new floor and rear ground floor balcony.

Decision: Remain neutral – leave to Planning Officer.

16/06907/FULL

Location: 29 Holmewood Ridge, Langton Green, Royal Tunbridge Wells, Kent, TN3 0ED

Proposal: Single storey side extension to form exercise pool area with decking (same as 12/01812/HOUSE).

Decision: Remain neutral – leave to Planning Officer.

16/06924/TPO

Location: Longwood, Langton Road, Langton Green, Royal Tunbridge Wells, TN3 0BA

Proposal: G18 (Oak) – Prune to reduce the height by approximately 4m, and to reduce the remaining sides accordingly by approximately 1 – 1.5m, maintaining a balanced crown form throughout.

Decision: Remain neutral – leave to Tree Officer.

16/06956/FULL

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

Proposal: Part demolition of existing buildings and conversion to provide 3 dwellings with detached car barn and associated landscaping.

Decision: Remain neutral – leave to Planning Officer.

Cllr Mrs Horne said that she preferred this application to the business park application which has already been approved. Cllr Mrs Price said that she objected to the application on the grounds that this would be building residential units on the greenbelt. The Committee discussed the application and voted as follows:

Cllr Mrs Horne - recommend approval

Cllr Mrs Jeffreys, Cllr Allen, Cllr Mercieca - remain neutral

Cllr Mrs Price - recommend refusal

It was **RESOLVED** to remain neutral.

16/06966/FULL

Location: Half Acre, Southfields, Speldhurst, Royal Tunbridge Wells, Kent

Proposal: Demolition of existing bungalow and car port and erection of a two storey dwelling and garage with a Juliet balcony to the rear (Amendment to previous scheme approved under 16/501772/FULL) – Amendments include proposed chimney stack to north elevation, adjustments to windows, alteration to front entrance, internal alterations.

Decision: TWBC Decision Notice received prior to the meeting so application not discussed.

16/07047/FULL

Location: 5 Great Courtlands, Langton Green, Royal Tunbridge Wells, Kent, TN3 0AH

Proposal: Two storey side extension, single storey front extension and single storey rear extension.

Decision: Remain neutral – leave to Planning Officer.

16/07162/PAYPH

Location: Payphone at Stone Cross, Ashurst Rd, Ashurst, Royal Tunbridge Wells, Kent

Proposal: Payphone kiosk removal.

Decision: Remain neutral – leave to Planning Officer.

Comment:- We are concerned that a full consultation has not been carried out and posting a notice on the telephone box is insufficient information.

16/07167/PAYPH

Location: Payphone at Ashurst Hill, Ashurst, Royal Tunbridge Wells, Kent

Proposal: Payphone kiosk removal.

Decision: Remain neutral – leave to Planning Officer.

Comment:- We are concerned that a full consultation has not been carried out and posting a notice on the telephone box is insufficient information.

16/07252/PAYPH

Location: Payphone at Jcn Langton Road and Birchetts Avenue, Langton Green, Royal Tunbridge Wells, Kent

Proposal: Payphone kiosk removal.

Decision: Remain neutral – leave to Planning Officer.

Comment:- We are concerned that a full consultation has not been carried out and posting a notice on the telephone box is insufficient information.

16/07255/PAYPH

Location: Payphone at Jcn Northfield Southfields, Speldhurst, Royal Tunbridge Wells, Kent

Proposal: Payphone kiosk removal.

Decision: Remain neutral – leave to Planning Officer.

Comment:- We are concerned that a full consultation has not been carried out and posting a notice on the telephone box is insufficient information.

The Committee discussed the telephone kiosk removal applications and asked the assistant clerk to put a notice on the SPC website to alert residents to the issue.

16/07287/TPO

Location: 44 Holmewood Ridge, Langton Green, Royal Tunbridge Wells, TN3 0ED

Proposal: T1 (Ash) - Fell

Decision: remain neutral – leave to Tree Officer.

12. Items for information:

Cllr Mrs Price said that she had attended the Parish Plan implementation working group. She also attended the Landscape sensitivity workshop run by TWBC where methodology was outlined but no conclusions have been reached at this stage. She said that the zone has been expanded to include Bidborough, Langton Green, Knights Park and the quality of the landscape in different areas will be graded from high to low sensitivity. She said that there was a perception that our Parish is an area of high sensitivity which means that it is less suitable for development than areas of low sensitivity. Cllr Mrs Price said that she highlighted important views of the landscape in our Parish as these also impact desirability for development.

Cllr Mrs Price also noted that there is a separate ongoing Greenbelt study looking into whether areas should remain classified as greenbelt. The Committee will keep this under review.

Cllr Mrs Price agreed to give a written and verbal update to Full Council.

There being no further business the meeting closed at 8.55pm.

Chairman