



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 8th September 2011 at 7.30pm

MEMBERS PRESENT: Cllrs Mrs Podbury (Chairman), Mrs Hull, Langridge, Milner and Woodward

OFFICER PRESENT: Mrs Meirion Flemington – Assistant Clerk

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

1. **Apologies and Reasons for Absence:** Cllr Brown (prior engagement)

2. **Declarations of Interest:** There were none.

3. **Declarations of Lobbying:** There were none.

4. **The Minutes of 22nd August 2011** were signed as a correct record.

5. **Matters Arising:**

Government Consultation on Local Planning Regulations, Draft National Planning Policy Framework and local Government Resource Review: It was **AGREED** that Cllr Mrs Hull and Cllr Brown will ask at the KALC Area Committee meeting on 21st September how this should be dealt with considering the Localism Bill is still having updates and changes. **In addition the Assistant Clerk will write to TWBC.**

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/11/02149/FUL/EG1

Location: Dashpers, Stonewall Park Road, Langton Green, Royal Tunbridge Wells
Proposal: (Land to rear) Erection of detached four bed dwelling with integral garage

Decision: Recommend refusal

Comments: The proposal would result in severe overdevelopment of the site, the proposed dwelling would be overbearing with insufficient outdoor amenity space and not in keeping with the street scene. There would be overlooking, privacy and light issues. Details are not provided regarding services and impact on trees and hedges. There would be access, parking and drainage issues and Homewood Road appears unsuitable for such an access. In addition pre-application advice given was that such a proposal was in contravention of Planning Policy Statement 3.

This application has been called in by Borough Councillor David Jukes to be considered by the TWBC Planning Committee.

TW/11/02264/HOUSE/KLM

Location: Langallery, Rosecroft Park, Farnham Lane, Langton Green, Royal Tunbridge Wells
Proposal: Infill extension with dormer over; Additional fenestration to kitchen and internal alterations

Decision: Remain neutral – leave to Planning Officer

TW/11/02390/HOUSE/SF1

Location: Porters, Ashurst Hill, Ashurst, Royal Tunbridge Wells
Proposal: Single storey extension to provide annex for dependent relative

Decision: Remain neutral – leave to Planning Officer

TW/11/02397/HOUSE/GM2

Location: 38 Holmewood Ridge, Langton Green, Royal Tunbridge Wells
Proposal: Roof extension and dormers

Decision: Recommend refusal

Comments: Concern expressed that the design is inappropriate; the scale of the second floor development is out of proportion with the existing property. Given the nature of Holmewood Ridge this proposal is out of keeping with the street scene.

TW/11/02427/FUL/SJM

Location: Langton Green Service Station, Langton Road, Langton Green, Royal Tunbridge Wells

Proposal: Side extension for spa shop, service station

Decision: Remain neutral – leave to Planning Officer

TW/11/02461/TPO/DMD

Location: 1 Holmewood Ridge, Langton Green, Royal Tunbridge Wells
Proposal: Trees: OAK (T34) – Raise crown by 2.5m

Decision: Remain neutral – leave to Tree Officer

TW/11/02553/FUL

Location: Somerden, Langton Road, Speldhurst, Royal Tunbridge Wells

Proposal: Demolition of existing house and garage and construction of a 5-bedroom detached house with detached garage, annexe and surface parking/access

Decision: Recommend approval

Comment: This proposal is far more in keeping with the location than the previous proposal.

7. Items for Information:

It was **AGREED** that Cllr Mrs Podbury will ask the following questions of Greg Clark MP when he is in attendance at Ashurst on 23rd September:

- i. How does he reconcile his previous views against 'garden grabbing' with his current opinions on opening up development opportunities?
- ii. Please could he give a simple and accurate definition of 'Localism'?
- iii. In respect of the 'Community Right to Build' what is and what is not binding?
- iv. When is the 'Localism Bill' scheduled to go before Parliament?

Cllr Langridge raised the planning issues at Freshlands, Gipps Cross Lane, Langton Green. Cllr Mrs Podbury advised that TWBC has written to the owner stating that they must put in a retrospective planning application in respect of the gates but that they do not require planning consent for the replacement garage.

Cllr Langridge advised that he is meeting Borough Councillor Julian Stanyer in respect of Hollonds Farm, Langton Green and proposals for Church parking on the land at Hollonds Farm. Cllr Mrs Podbury stressed that these discussions must not cover any aspects of planning applications at Hollonds Farm and that Cllr Langridge must not express any opinions in this respect.

There being no further business the meeting closed at 8.40pm.

Chairman