



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

**Minutes of a Planning Committee Meeting held in the Parish Council Office, Langton Green Recreation Ground on 28<sup>th</sup> August 2013 at 7.30pm**

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**MEMBERS PRESENT:** Cllrs Mrs Hull (Vice-Chairman acting as Chairman), Mrs Podbury, Mrs Horne and Hemming

**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:** Cllrs Mrs Soyke, Langridge and Turner (all prior engagement)
2. **Declarations of Interest:** There were no declarations of interest.
3. **Declarations of Lobbying:** There were no declarations of lobbying.
4. **Minutes:** It was **RESOLVED** that the minutes of the Planning Committee meeting held on 12<sup>th</sup> August 2013 were approved and signed as a true record.

**5. Matters Arising:**

**Planning Appeals** – The Planning Appeal in respect of the application for a new dwelling at Hollonds Farm, Langton Green – Application reference no. TW/12/02196 - Appeal reference no. APP/M2270/A/12/2188863 – has been dismissed by the Planning Inspectorate. The Planning Appeal against the land drainage condition of the planning consent in respect of 32 Upper Profit, Langton Green – Application reference no. TW/13/00382 - has been withdrawn by the applicant. The Planning Appeal in respect of an extension at 2 Great Footway, Langton Green – Application reference no. TW/13/01247 – Appeal reference no. APP/M2270/D/13/2202262 – is on-going. A Planning Appeal has been submitted in respect of condition 9 (scheme for the enhancement of biodiversity) of the outline planning consent for a new detached dwelling at Northfield Lodge, Langton Green – Application reference no. TW/13/01194.

**Tree Officer – TPOs** – The Assistant Clerk reported that she has spoken to Dan Docker TWBC Tree Officer and he is able to come and speak at the next planning committee meeting. A provisional date of Monday 9<sup>th</sup> September at 7.30pm in the Parish Council Office was set. **The Assistant Clerk to confirm with Cllr Langridge and Dan Docker.**

**Pixie Cottage** – The Assistant Clerk is awaiting the view of the TWBC Planning Officer regarding the location of the new gate onto Homewood Road.

**St Mary's Church Wall – vegetation – The Assistant Clerk to ask the Church to remove/cut back the vegetation that is impeding the pavement.**

**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/13/02094/LBC/EA1**

Location: Danemore Park, Langton Road, Speldhurst, Royal Tunbridge Wells

Proposal: Listed Building Consent – Enlargement of kitchen; New doorways between: Master bedroom and dressing room, bedroom 2 and bathroom, and bedroom 4 and toilet 1; Re-arrangement of layout of bedroom 8 and 9 to open up south landing; Removal of bathroom 3 in south west corner landing; Enlargement of roof lantern above south landing on first floor; Double glazing glass inserts into original wooden sash frames; Replacement and extension of part of electrical network; Replacement and extension of plumbing layout; Repair of external wall cracking; Repaint of external walls; Repair of slate tile roof; Underpinning at base of study and drawing room external bays

Decision: Remain neutral – leave to Conservation Officer

**TW/13/02189/FUL/EG1**

Location: Mill Farm, Broomhill Road, Royal Tunbridge Wells

Proposal: Removal of Condition 4 of TW/02/0297 – The use hereby of permitted shall be carried on only by Mr S A Moon and only for so long as he resides at Mill Farm and by one other person and no other person shall be employed in connection with the development without prior written approval of the Local Planning Authority

Decision: Remain neutral – leave to Planning Officer

**TW/13/02204/TPO/DMD**

Location: Chailey House, Langton Road, Royal Tunbridge Wells

Proposal: TREES – 1 no. OAK – fell

Decision: Remain neutral – leave to Tree Officer

Comments: It is observed that the applicant's supporting document from Bracketts Surveyors states that in order to reduce the risk of heave, it should have the canopy significantly cut back now and then the tree be felled in approximately three years' time

**TW/13/02215/HOUSE/SH6**

Location: Park Farm, Langton Road, Langton Green, Royal Tunbridge Wells

Proposal: Two storey extension and access drive

Decision: Remain neutral – leave to Planning Officer

**TW/13/02298/HOUSE/HW1**

Location: Danemore Lands House, Leggs Lane, Speldhurst, Royal Tunbridge Wells  
Proposal: Demolition of existing garage; Construction of two-bay garage/workshop/studio

Decision: Remain neutral – leave to Planning Officer

Comments: Concern is expressed that the increase in size of the garage is not modest and the site is within the Metropolitan Green Belt. If Tunbridge Wells Borough Council is minded to grant planning approval we would ask that there is a non-severance condition. The plan accompanying the application is incorrect as it shows the garage which is the subject of the application as being outside the applicant's boundary.

**TW/13/02307/HOUSE/SE2**

Location: St Johns House, Groombridge Hill, Groombridge, Royal Tunbridge Wells  
Proposal: Erection of oak framed garage with room above and extension of driveway

Decision: Remain neutral – leave to Planning Officer

Comments: Concern is expressed that the size of the garage is not modest and the site is within the Metropolitan Green Belt and the Groombridge Conservation Area. If Tunbridge Wells Borough Council is minded to grant planning approval we would ask that there is a non-severance condition.

**TW/13/02315/OUT/RCC**

Location: Northfield Lodge, Langton Road, Langton Green, Royal Tunbridge Wells  
Proposal: Outline: (Layout and Access not reserved) – Application for one dwelling

Decision: Remain neutral – leave to Planning Officer

**TW/13/02335/HOUSE/SE2**

Location: 5 Newlands, Langton Green, Royal Tunbridge Wells  
Proposal: First floor extension over existing ground floor rear extension and loft conversion

Decision: Remain neutral – leave to Planning Officer

Comments: Concern expressed that the proposed Velux type rooflights would be out of keeping with the street scene and could set a precedent. The property address is incorrect on all the architect's drawings submitted with the application

**7. Items for Information:**

The provisional date for the next planning committee meeting is Monday 9<sup>th</sup> September.

There being no further business the meeting closed at 8.20pm

Chairman