



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

**Minutes of a Planning Committee Meeting held on Tuesday 10<sup>th</sup> July 2018 at 7.30pm in the Palmer Room, Langton Green Village Hall, Langton Green Recreation Ground**

---

**MEMBERS PRESENT:** Cllrs Mrs Price (Chairman), Mercieca, Ellery, Rowe and Pate

**OFFICER PRESENT:** Mrs K Harman – 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 reasons for absence:** apologies were received from Councillors Mrs Jeffreys (holiday), Allen (work) and Mrs Soyke (prior engagement).
3. **Disclosure of Interests:** there were none.

**Declarations of Lobbying:** Cllr Rowe advised that he had held a conversation with a resident regarding 18/01233/FULL: Sandown, Northfields, Speldhurst, Tunbridge Wells, Kent TN3 0PL.

4. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on 20<sup>th</sup> June 2018 be approved as a correct record and signed by the Chairman.
5. **Matters Arising:** there were none.
6. **Draft High Weald Area of Outstanding Natural Beauty Management Plan 2019-2024 Public Consultation:** Councillors discussed this consultation and agreed the following response: SPC supports the Draft High Weald Area of Outstanding Natural Beauty Management Plan 2019-224 Public Consultation however we are concerned whether sufficient weight will be given to the objectives by the local planning authority given the current pressure for housing development.
7. **Public Open Session:** There was one member of public present who was representing his neighbours regarding the appeal for Peacock Farm. He said that Peacock Farm is operating a commercial business without planning permission. They have 30 storage containers on site which are being used as lock-ups. There has been a drastic increase in traffic – large commercial lorries are now often speeding down a narrow residential country lane seven days a week from early in the morning until late at night. The noise, dust and vibration, particularly in relation to the scaffolding business being run from the farm is spoiling the amenity of what used to be a

quiet area in the Greenbelt and AONB.

9. **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.

**M2270/C/17/3188653 & 3188654**

Location: Peacock Farm, Lower Green Road, Royal Tunbridge Wells, Kent

Proposal: Appeal against Enforcement Notices: JS/T010204 – Without planning permission the change of use of land from agricultural to a mixed use of agricultural and the storage of motor vehicles and motor vehicle parts, the placing of storage containers, the storage of scaffolding and aggregates materials.

Councillors discussed this appeal and it was agreed the Inspector would be written to with the following comments:

We strongly support the enforcement notices M2270/C/17/3188653 & 3188654 – Without planning permission the change of use of land from agricultural to a mixed use of agricultural and the storage of motor vehicles and motor vehicle parts, the placing of storage containers, the storage of scaffolding and aggregates materials and consider it should be complied with for the following reasons:-

1. Inappropriate unauthorised development in the Greenbelt and AONB.
2. We have received representations of loss of amenity for neighbouring properties through noise, dust, vibration and pollution throughout the extended day and at anti-social hours.

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

**18/01373/LBC**

Location: Holmewood House School, Barrow Lane, Langton Green, TN3 0EB

Proposal: Listed Building consent – Removal of defective render to single storey extension to western range, and re-rendering with sand/lime render; Decoration of single-storey and two storey rendered extensions with mineral paint.

Decision: Remain neutral – leave to Conservation Officer.

**18/01233/FULL**

Location: Sandown, Northfields, Speldhurst, Tunbridge Wells, Kent TN3 0PL

Proposal: Demolition of existing garage; erection of a two-storey side extension; addition of two roof-lights and erection of a single storey rear extension to garden room.

Decision: We refer to our earlier comments but note that the inaccuracies in the plans have been addressed.

**18/01801/FULL**

Location: Wheelwrights Cottage, Speldhurst Hill, Speldhurst, Tunbridge Wells, Kent TN3 0NJ

Proposal: Replace conservatory with single storey rear extension.

Decision: Remain neutral – leave to Planning Officer.

**18/01896/FULL**

Location: 84 Dornden Drive, Langton Green, Royal Tunbridge Wells, Kent TN3 0AJ

Proposal: Demolition of conservatory and erection single storey rear extension and stainless-steel chimney.

Decision: Remain neutral – leave to Planning Officer.

**18/01886/TPO**

Location: 10 Roopers, Speldhurst, Royal Tunbridge Wells, Kent TN3 0QL

Proposal: Trees: Robinia (T1) – Fell

Decision: Remain neutral – we would wish the tree to be replaced.

**18/01919/FULL**

Location: Ridge House, Furzefield Avenue, Speldhurst, Tunbridge Wells, Kent TN3 0LD

Proposal: Demolition of single storey rear glazed extension, replacement with an enlarged single storey extension, roof extensions and side extension.

Decision: Remain neutral – leave to Planning Officer.

**18/01934/FULL**

Location: Brambletye, Furzefield Avenue, Speldhurst, Tunbridge Wells, Kent TN3 0LD

Proposal: Conversion of and extension to existing detached garage to form a garden studio space with general storage area and bin enclosure.

Decision: Remain neutral – leave to Planning Officer.

**18/01955/FULL**

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

Proposal: Variation of Condition 2 (Approved Plans), condition 3 (External Materials), condition 8 (landscaping) and condition 9 (tree protection) of 17/02574/FULL (Demolition of existing dwelling and creation of a replacement dwelling) - Changes to elevations, chimney stack design, materials and fenestration; submission of landscaping and external material details.

Decision: Remain neutral – leave to Planning Officer.

**18/01283/FULL**

Location: Ferbies End, Ferbies, Speldhurst, Tunbridge Wells, Kent TN3 0NT

Proposal: Demolition of existing car port, garage and shed and erection of a single storey side extension.

Decision: We refer to our previous comments.

**12. Items for information**

- TWBC Local Green Spaces Assessment - Cllr Mrs Price said that she has nearly finished the response on behalf of SPC and will submit it to TWBC in the near future. She had been advised that local wildlife areas will be protected and carried over into the final plan.
- The Assistant Clerk advised Councillors that the Chairman intended to hold a discussion at August's Full Council meeting regarding whether SPC should undertake a Neighbourhood Plan.
- Date of next meeting: Monday 13<sup>th</sup> August 2018 at 7.30pm.

There being nothing further to discuss, the meeting closed at 8.40 pm.

Chairman