



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

**Minutes of a Planning Committee Meeting held on Tuesday 24<sup>th</sup> March 2015 at 7.30pm in the Parish Council Office, Langton Green Recreation Ground**

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**MEMBERS PRESENT:** Cllrs Mrs Horne (Chairman), Mrs Hull, Mrs Podbury, Barrington-Johnson, Langridge and Turner (left the meeting at 8.40pm)

**OFFICER PRESENT:** Mrs M Flemington – Assistant Clerk

**MEMBERS OF THE PUBLIC PRESENT:** There were two members 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. **Apologies and reason for absence:** There were none.
3. **Disclosures of Pecuniary or Non-Pecuniary Interest:** There were none.
4. **Declarations of Lobbying:** There were none.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on **5<sup>th</sup> March 2015** be approved as a correct record and signed by the Chairman.
6. **Matters Arising:**  
**Paperless planning and e-consultation** – There was nothing to report.  
**Trees** – There was nothing to report.
7. **Public Open Session** – the meeting will be adjourned to give members of the public an opportunity to raise with the Committee any items of interest or concern. If members of the public are attending regarding a specific planning application on this agenda the Committee Chairman may bring this application forward under item 8. Below. **The public open sessions may be limited to a time to be determined.**

There were two members of the public present in respect of the David Salomons Estate and Mill Farm applications. It was **RESOLVED** to bring these applications forward on the agenda and the members of the public present spoke and made the following comments:

- There have been and continue to be many piecemeal applications in respect of Salomons Estate and Mill Farm, a number of which are retrospective and showing disregards for planning laws and process.
- The proposed intensification of use of the estate is incompatible with the Area of Outstanding Natural Beauty.
- Great concern regarding the 'track' and the 'link' which are being submitted as separate applications but are clearly a single proposal.
- The tracks were previously just tracks and not access roads within the estate.
- Concern that more people attended Father Christmas World 2014 than were meant to and that the proposals for 2015 are even bigger.
- Noise and light pollution from Father Christmas World, hostile environment training and other activities are a major problem.
- The proposed display board sign is inappropriate in this location particularly illuminated.

The Committee discussed the applications and made the following recommendations and comments:

**15/501454/FULL**

Location: David Salomons Estate, Broomhill Road, Royal Tunbridge Wells, TN3 0TG

Proposal: Retrospective – Refurbishment and improvements to existing track with Salomons Estate grounds

Decision: Recommend refusal

Comments: The development of this track involving the introduction of tarmac, aggregate and crushed stone is inappropriate in this rural location. This change of surface implies a change of use of the track, which is again inappropriate.

Whilst the track linking Salomons Estate and Mill Farm does not form part of this application it is referred to in the planning statement accompanying the applications. It is clear that the intention is to form a permanent vehicular accessible link which crosses a public right of way. We have grave concerns about public safety.

We are greatly concerned that this is yet another retrospective application in respect of the Salomons Estate, and this piecemeal approach to what is clearly a comprehensive development is unacceptable. We believe that the three neighbouring local councils; Southborough Town Council, Speldhurst Parish Council and Rusthall Parish Council should all be consulted on every application relating to Salomons Estate and Mill Farm at the same time.

We would ask that this application is called-in to be considered by Tunbridge Wells Borough Council Planning Committee.

**15/501162/TPO**

Location: David Salomons Estate, Broomhill Road, Royal Tunbridge Wells, TN3 0TG

Proposal: Tree Preservation Order – W4 – One Birch and two young Oaks – Fell, located close to building, growing over roof/building, causing damage

Decision: Remain neutral – leave to Tree Officer

**15/501239/ADV**

Location: David Salomons Estate, Broomhill Road, Royal Tunbridge Wells, TN3 0TG

Proposal: Advertisement – Erection of replacement externally illuminated single-sided display board

Decision: Recommend refusal

Comments: Concern is expressed at the size and illumination of the display board and that the location would be inappropriate in a rural setting with the Area of Outstanding Natural Beauty

**15/501580/FULL**

Location: Mill Farm, Broomhill Road, Royal Tunbridge Wells, TN3 0TD

Proposal: Erection of entrance gates and boundary fence

Decision: Remain neutral – leave decision to Planning Officer

**8. Planning appeals – update situation**

13/02959/TPO - 4 Newlands, Langton Green – the planning appeal was allowed and Tree Preservation Order consent granted with conditions

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

**14/506064/FULL**

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

Proposal: Change of use and modification of existing barn for B1 office purposes with associated parking and landscaping

Decision: Recommend refusal

Comments: Concern expressed at the potential large number of vehicle movements generated by this commercial proposal. The traffic survey and the comments of Kent County Council Highways in their letter of 21<sup>st</sup> January 2015 confirm our concerns.

No public transport services this location.

Concern that the size of the proposed development would have an adverse impact on the openness of the Area of Outstanding Beauty.

Please note our comments on the previous applications which have always been fully supportive of residential development on this derelict brownfield site. We still strongly support a sympathetic residential development.

**KCC/TW/0063/2015 & TW/15/501406/LBC**

Location: Speldhurst Primary School, Langton Road, Speldhurst, Royal Tunbridge Wells

Proposal: Proposed extension to form a new classroom

Decision: Remain neutral – leave to Planning Officer

**15/501428/FULL**

Location: The Oast House, Lower Church Farm, Speldhurst Hill, Speldhurst, Royal Tunbridge Wells, TN3 0NJ

Proposal: Variation of conditions 2, 3 and 5 of 13/00426/HOUSE (Demolition of garden shed and erection of double garage with log store) – to widen existing drive to allow for parking for up to 3 cars and landscape this area of garden and courtyard as detailed in the uploaded plans

Decision: Remain neutral – leave to Planning Officer

**15/501429/FULL**

Location: 6 Birchetts Avenue, Langton Green, Royal Tunbridge Wells, TN3 0EH

Proposal: Erection of two storey front and single storey rear extension, replacement roof and loft conversion including rooflights to side elevations

Decision: Remain neutral – leave to Planning Officer

**15/501480/FULL**

Location: 49 Longmeads, Royal Tunbridge Wells, TN3 0AU

Proposal: Erection of single storey part rear and part side extension, loft conversion comprising roof alterations including Juliet balcony and roof lights

Decision: Remain neutral – leave to Planning Officer

**15/501493/FULL**

Location: Little Birchetts, Stockland Green Road, Speldhurst, Royal Tunbridge Wells, TN3 0TY

Proposal: Refurbishment and extension of the existing garden outbuilding to provide habitable annexe accommodation

Decision: Remain neutral – leave to Planning Officer

Comments: If Tunbridge Wells Borough Council is minded to grant planning permission we would ask that there is a non-severance condition

**15/501730/FULL**

Location: 2 Holmewood Ridge, Langton Green, Royal Tunbridge Wells, TN3 0BG

Proposal: Conversion of roof space, including raising of ridge height, insertion of dormer windows, rooflights, window to first floor side and new open front porch

Decision: Remain neutral – leave to Planning Officer

**15/501862/TPO**

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

Proposal: TPO application to fell 2 Red Oak

Decision: Remain neutral – leave to Tree Officer

**10. Planning applications for information not statutory consultation:**

**15/501465/ENVSCR**

Location: David Salomons Estate, Broomhill Road, Royal Tunbridge Wells, TN3 0TG

Proposal: Environmental Impact Assessment Screening Opinion - Retrospective – Refurbishment and improvements to existing track with Salomons Estate grounds

**15/501636/ENVSCR**

Location: Mill Farm, Broomhill Road, Royal Tunbridge Wells, TN3 0TD

Proposal: Environmental Impact Assessment Screening Opinion - Erection of entrance gates and boundary fence

**15/501841/TCA**

Location: Wheelwrights Cottage, The Green, Langton Green, Royal Tunbridge Wells, TN3 0JB

Proposal: Conservation Area Notification to remove dead crown of Yew Tree

**11. Items for Information:**

The date for the next meeting is to be confirmed.

There being no further business the meeting closed at 9.00pm

Chairman