



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

**Minutes of a Planning Committee Meeting held on Tuesday 20<sup>th</sup> November 2018 at 7.30pm in the Council Offices, Langton Green Village Hall**

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**MEMBERS PRESENT:** Cllrs Mrs Price (Chairman), Mercieca, Mrs Soyke, Ellery, Pate, Rowe and Round (7.37pm)

**OFFICERS PRESENT:** Mrs K Harman – Assistant Clerk

**MEMBERS OF THE PUBLIC PRESENT:** There were no 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. **To receive and approve apologies and reasons for absence:** apologies were received from Cllrs Mrs Jeffreys (holiday) and Mrs Woodliffe (work commitment).
3. **Disclosure of Interests:** Cllr Ellery declared an interest in application no. 18/03300/FULL. This is his property.
4. **Declarations of Lobbying:** There were none.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on 31st October 2018 be approved as a correct record and signed by the Chairman.
6. **Matters Arising:**
  - a) KALC Planning Workshop: Councillors discussed the suggested workshop dates and the Assistant Clerk said she would work on finding a suitable date.
  - b) Councillors' comments on planning applications: Councillors discussed to what extent their comments are considered by TWBC Planning Officers and it was agreed that Cllr Mrs Price and the Assistant Clerk would work out which of the applications SPC had objected to or commented on and whether or not they had been incorporated into the final decisions.
  - c) Application 16/07560/SUB at Stone Ness: Cllr Mrs Price said that this application had stipulated a 1.8m hedge be grown along the front of the new house however to date no hedge had been grown. She asked the Assistant Clerk to look into this matter.

7. **Public Open Session:** there were no members of the public present.

8. **Planning Appeals:**

**18/00002/FULL**

Location: The Barn, Pokehill Farm, South Farm Lane

Proposal: Part Retrospective – Replacement dwelling

(Amendment to Planning Consent 13/00485/FUL including alterations to elevations and footprint).

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

**18/03437/TPO** – It was noted that this application number was not 18/02427/TPO as stated on the agenda.

Location: 16 The Boundary, Langton Green, Tunbridge Wells, Kent TN3 0YB

Proposal: Trees: OAK - Reduce canopy by 3 metres

Decision: Remain neutral – leave to Tree Officer.

**18/03472/TPO**

Location: 6 Courtenwell, Speldhurst Road, Langton Green, Tunbridge Wells, Kent TN3 0JQ

Proposal: Trees: CYPRESS (T11) - Raise canopy by 3 metres and prune south side to 7 metres.

Decision: There were no documents available on the website. Remain neutral - leave to Tree Officer.

**18/03138/FULL**

Location: Pax Barn, Stockland Green Road, Speldhurst, Tunbridge Wells, Kent TN3 0TU

Proposal: Conversion of existing garage/barn to a single dwelling.

Decision: There seems to be an inconsistency between the application form and the structural survey with regard to possible damage to trees. We remain neutral provided that trees would be adequately protected.

**18/03129/FULL**

Location: Peacock Farm Lower Green Road, Tunbridge Wells, Kent TN4 8TT

Proposal: Use of land for B8 storage within shipping containers for a period of 3 years (Retrospective).

Decision: We object on the grounds that this is inappropriate development in the AONB and Greenbelt and because the access runs directly behind properties in Southwood Road so the traffic generated would have a significant negative impact on local residents' quality of life. The scale of the proposal is disproportionate given its Greenbelt location. In the event that this application is permitted, we would ask that the conditions specify:-

1. Reasonable hours of operation;
2. A limit on the size and type, size and frequency of vehicles that may use the access;
3. The type of items that may be stored.

The Parish Council's consideration is that all operations should cease with immediate effect.

**18/03316/FULL**

Location: 17 Great Footway, Langton Green, Royal Tunbridge Wells, Kent TN3 0DT

Proposal: Demolition of conservatory and erection of single storey rear and side extension and associated patio enlargement.

Decision: Remain neutral – leave to Planning Officer.

**18/03300/FULL**

Location: Brockenhurst, Barden Road, Speldhurst, Tunbridge Wells, Kent TN3 0QD

Proposal: Erection of bike store

Decision: Remain neutral – leave to Planning Officer.

**18/03080/FULL**

Location: 26 First Street, Langton Green, Tunbridge Wells, Kent TN3 0EU

Proposal: Proposed two storey front extension and porch. Hardstanding to front garden to create an off-road parking space.

Decision: Remain neutral – leave to Planning Officer.

**18/03288/FULL**

Location: Holly Villa, Langton Road, Langton Green, Royal Tunbridge Wells, Kent, TN3 0HP

Proposal: Variation of Condition 2 of 17/02838/FULL (Demolition of existing coach house and construction of new dwelling): addition of 1 no. Ground floor window serving the hallway and an addition of a roof light.

Decision: Remain neutral provided however if the new window will overlook the neighbouring property, we request that it is obscure glazed.

**18/03174/FULL**

Location: 3 Forstall, Langton Green, Tunbridge Wells Kent TN3 0AP

Proposal: Erection of single storey rear and side extension.

Decision: This appears to have the wrong reference as it is an application for a Lawful Development Certificate. If it requires planning permission we will comment at that point.

**18/03436/TPO**

Location: Winterbourne Broom Park Langton Green Royal Tunbridge Wells Kent TN3 0RF

Proposal: Trees: HEMLOCK (G1) - Fell.

Decision: There is no information on the website, please extend the deadline for our comments until after our next meeting on Tuesday 11<sup>th</sup> December 2018.

10. **Items for Information:**

- Date of next meeting: Tues 11<sup>th</sup> December at 7.30pm in the Council Offices, Langton Green. Cllr Pate gave his apologies.
- It was agreed that the KCC Consultation for Speldhurst School would go on the agenda for the next Planning Committee meeting.

There being nothing further to discuss, the meeting closed at 8.52 pm.

Chairman

