

Minutes of The Planning Committee of Speldhurst Parish Council

Meeting held in The Committee Room, Langton Green Village Hall
on Wednesday, 7th May 2008 at 7.45pm

Present : Cllr. Mrs Podbury (Chairman)
Cllr. Ellis
Cllr. Wheeler
Mrs Pauline Lambell – Clerk

8 members of the public

Apologies : Cllr. Stevens

2. Cllr. Ellis proposed and Cllr. Wheeler agreed that Cllr. Mrs Joy Podbury be appointed acting Chairman until the new committee is appointed following the May meeting
3. The Minutes of the Meeting held on 17th April 2008, having previously been distributed to committee Members, were approved and signed.
4. Planning applications for discussion and recommendation :

08/00301/FUL/IS1

Declarations: Cllr. Mrs Podbury –Personal
Address: Scriventon House, Stockland Green Road, Speldhurst
Proposal: Conversion of studio block to residential annexe for occupation by employees
Decision: Remain Neutral – leave to Planning Officer

Comment : If planners are minded to approve this application we would insist on a non-severance condition.

08/00488

Declarations: None were disclosed
Address: Longfield, Monteith Close, Langton Green
Proposal: Revised Planning Applications :

- Amended description : New house, garage and associated access and amended position of garage to serve Byeways
- Bat survey and amended plans

Decision: Recommend Refusal
The Clerk was asked to acknowledge receipt of the Bat Survey and reiterate the comments previously made by the Committee.

08/01214/FUL/RE4

Declarations: None were disclosed
Address: Northfields House, Penshurst Road, Speldhurst
Proposal: Conversion of dwelling into two apartments
Decision: Remain Neutral – leave to Planning Officer
Comment : Existing plan is incorrect. Concerns that there is no off road parking in an already congested area. If this issue was addressed then we would look more favourable to the application.

08/01256/REM/BD1

Declarations: None disclosed
Address: The Rectory, Southfields, Speldhurst
Proposal: Reserved Matters (access, appearance, layout and scale)
Detached bungalow
Decision: Remain Neutral – leave to Planning Officer
Comment: Concerns at parking and restricted access.

08/01279/REM/EG1

Declarations: None were disclosed
Address: Land at Pixie Cottage, Stonewall Park Road, Langton Green
Proposal: Reserved Matters (external appearance, access, siting, design, landscaping and scale) – erection of new dwelling (TW/05/00896/OUT refers)
Decision: Remain Neutral – leave to Planning Officer

08/01296/FUL/RE4

Declarations: None were disclosed
Address: The Old Rectory and Glebe House, Langton Road, Speldhurst
Proposal: Reconversion into single dwelling house. Internal alterations, with external alterations to ground floor rear elevation, windows/doors. Addition of solar panels to flat roof of Old Rectory. Remedial/repair work to existing building fabric where necessary.
Decision: Remain Neutral – leave to Planning Officer

08/00298/FUL/BD1

Declarations: None were disclosed
Address: Caynham Camp, Southfields, Speldhurst
Proposal: Construction of a one and half storey, 4 bedroom detached dwelling and detached 2 bay garage to rear of Caynham Camp and new single bay garage for Caynham Camp with access from Southfields.
Decision: Remain Neutral – leave to Planning Officer
Comment : Concern at loss of daylight, privacy and overshadowing of neighbouring property.
Concern also at the height of the garage.

08/01301/LBC/RE4

Declarations: None were disclosed
Address: The Old Rectory and Glebe House, Langton Road, Speldhurst
Proposal: As above
Decision: Remain Neutral – leave to Conservation Officer

08/01313/LBC/EG1

Declarations: None were disclosed
Address: Old Birchetts, The Green, Langton Green
Proposal: Listed Building Consent – remedial and improvement works to fabric and structure. Minor internal and external alterations.
Decision: Remain Neutral – leave to Conservation Officer

08/01345/FUL/SW3

Declarations: None were disclosed
Address: 15A Hither Chantlers, Langton Green
Proposal: Demolition of existing garage and construction of new 3 bay garage with playroom over and alterations to existing driveway
Decision: Remain Neutral – leave to Planning Officer

08/01350/FUL/RE4

Declarations: None were disclosed
Address: Priestwood Cottage, Old House Lane, Fordcombe
Proposal: Demolish existing annexe and garage and erect two storey rear extension
Decision: Remain Neutral – leave to Conservation Officer
Comment : Concern that development is exceeding 50% cubic capacity increase

08/01353/LBC/RE4

Declarations: None were disclosed
Address: Priestwood Cottage, Old House Lane, Fordcombe
Proposal: As above
Decision: Remain Neutral – leave to Conservation Officer
Comment: concern that development is exceeding 50% cubic capacity increase

08/01376/FUL/TW2

Declarations: None were disclosed
Address: Windybraes, Ferbies, Speldhurst
Proposal: Two storey side extension
Decision: Recommend Approval

08/01438/FUL/EA1

Declarations: None were disclosed
Address: White Craigs, Stonewall Park Road, Langton Green
Proposal: First floor front/side extension
Decision: Remain Neutral – leave to Planning Officer

08/01454/OUT/NR2

Declarations: None were disclosed
Address: The Coach House, Third Street, Langton Green
Proposal: Outline (Layout and Scale not reserved) two bedroom bungalow on part site fronting Knowle Close
Decision: Recommend Refusal
- Over intensification of plot
- Out of keeping with the street scene
- Restricted access

08/01488/TPO/DMD

Declarations: None were disclosed
Address: Oakhurst, Monteith Close, Langton Green
Proposal: Trees
Decision: Remain Neutral – leave to Tree Officer

5. Middlefield – Update

It is likely that this application will go to the next Western Area Committee Meeting at the end of May.

It is essential that a representative of the Parish Council speak at that meeting.

6. Items for Information**TW/08/00379 – The Spinney, Peshurst Road, Speldhurst**

In response to the committee`s letter to the Borough Council they advised that as our response made no reference to a wish to refer the application to a Planning Committee in the event that officers disagreed with the views of the

Parish Council and accordingly the application was determined by the Area Team Leader.

The Committee agreed that on future applications, where there are strong reasons for recommending refusal and the planning officer disagrees with the Parish Council's recommendation, a request should be made that it be referred to a Planning Committee.

Amendment to Applications

Cllr. Mrs Podbury had noted that on some applications, the Parish Council are not being made aware of amendments to approved schemes. The Committee would give consideration to writing to TWBC.

Co-opted Members

It was the recommendation of the Planning Committee that ex-Councillors Crundwell and Palmer be co-opted to the Committee at the May Parish Council Meeting.

Note Taking

Cllr. Wheeler felt that it was unsatisfactory for the Committee Chairman to take the notes of the Meeting and requested that the clerk attend future Planning Meetings.

The Clerk advised that she had volunteered to attend this meeting to support Cllr. Mrs Podbury and a much depleted Committee. She agreed that the Chairman should not be taking notes whilst running the meeting.

However, she felt that this was not something that she could take on permanently and had previously spoken to Lois Howell, the Monitoring Officer and also to ex Councillors Crundwell and Dixon.

Various suggestions were aired which would be discussed at the next meeting.

The meeting closed at 9.15pm

CHAIRMAN