



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 Tuesday 8th April 2014 at 7.30pm

MEMBERS PRESENT: Cllr Langridge (Chairman), Mrs Horne, Mrs Hull, Mrs Podbury, Mrs Soyke and Turner

OFFICER PRESENT: Mrs M Flemington – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There were no members of the public present

1. **Apologies and Reasons for Absence:** There were none.
2. **Declarations of Interest:** There were none
3. **Declarations of Lobbying:** There were none
4. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on **10th March 2014** were approved and signed as a true record.
5. **Matters Arising:**
Cheyne House, Langton Road, Langton Green – Cllr Langridge reported that the neighbour is unhappy with the planning decision and has taken this up with TWBC and Borough Cllr Stanyer.
Trees – there was nothing to report.
6. **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 no members of the public present.

7. **Planning appeals – update situation**
30 Holmewood Ridge, Langton Green – the appeal has not been determined yet.
Northfield Lodge, Langton Green – the appeal has not been determined yet.
4 Newlands, Langton Green – the appeal has not been determined yet.
Treetops (land adjacent to), Stonewall Park Road, Langton Green – this appeal has been lodged since the last meeting. The Planning comments made by this Committee to TWBC and the reasons for

refusal of the application by TWBC were discussed and it was **RESOLVED** to make the following comments to the Planning Inspectorate:

- We note from Tunbridge Wells Borough Council Local Development Framework Site Allocations DPD Appendix 1: Villages and Rural Areas that the majority of the site is designated as an Area of Landscape Importance EN22 and lies within a Conservation Area. We note from the Tunbridge Wells Borough Council decision notice refusing the planning application that the proposal would be in contravention of EN1 and EN5 as well as EN22.
- Development of this site would be contrary to Core Policy 4: Environment and Core Policy 14: Development in villages and surrounding areas.
- There would also be a significantly adverse impact on the biodiversity and ecology of the Conservation Area. A colony of great crested newts was discovered 220 metres away from the quarry during the Langton Green Primary School expansion planning application (KCC planning application ref: TW/14/154)

8. Planning applications for discussion and decision:

TW/14/00583/HOUSE/RE4

Location: 14 Upper Profit, Langton Green, Royal Tunbridge Wells

Proposal: Rear extension

Decision: Remain neutral – leave to Planning Officer

TW/14/00616/HOUSE/EA1

Location: 2 Great Footway, Langton Green, Royal Tunbridge Wells

Proposal: Two storey side extension, single storey rear extension and internal alteration

Decision: Remain neutral – leave to Planning Officer

TW/14/00651/HOUSE/JS5

Location: 11 Langholm Road, Langton Green, Royal Tunbridge Wells

Proposal: Retrospective: Removal of a crumbling wall and dead hedge and erect a 1.82 metre (72 inch) high fence within the boundaries of the property

Decision: Recommend refusal

Comments: The height and aesthetic impact of the fence is not in keeping with the street scene. The fence abuts the pavement and public footpath creating a potential hazard to pedestrians with cars reversing unsighted out of the drive. This is a well-used footpath for parents and children walking between the village and the primary school. Concern that this could create a precedent.

Cllr Mrs Soyke left the meeting at 8.10pm

TW/14/00671/ HOUSE/EA1

Location: 1 Spring Cottages, Burrswood, Groombridge, Royal Tunbridge Wells

Proposal: Demolition of sun room, WC and two single garages; Single-storey extension and timber-framed two-bay garage/store

Decision: Remain neutral – leave to Planning Officer

TW/14/00705/HOUSE/EA1

Location: 8 Gibbetts, Langton Green, Royal Tunbridge Wells
Proposal: Two storey side extension

Decision: Remain neutral – leave to Planning Officer

TW/14/00805/HOUSE/EA1

Location: 17 Langholm Road, Langton Green, Royal Tunbridge Wells
Proposal: Retrospective application for boundary fence

Decision: Recommend refusal

Comments: The height and aesthetic impact of the fence is not in keeping with the street scene. The visual impact of this fence alters the character of the street scene. Concern that this could create a precedent.

TW/14/00847/HOUSE/CO1

Location: The Cottage, Groombridge Hill, Groombridge, Royal Tunbridge Wells
Proposal: Construction of replacement greenhouse

Decision: Remain neutral – leave to Planning Officer

TW/14/00882/FULL/RCC

Location: Northfield Lodge, Langton Road, Langton Green, Royal Tunbridge Wells
Proposal: Single residential detached dwelling on land adjoining Northfield Lodge (building works commenced)

Decision: Remain neutral – leave to Planning Officer

9. Items for Information:

Cllr Mrs Hull reported that the building work on the replacement dwelling at Newlands, Furzefield Avenue, Speldhurst is underway. Cllr Mrs Horne said there is a bad pothole in the road immediately outside the property caused by the building work.

There being no further business the meeting closed at 8.30pm

Chairman