



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

Minutes of a Planning Committee Meeting held on Wednesday 14th December 2016 at 7.30pm in the Council Office, Langton Green Village Hall

MEMBERS PRESENT: Cllrs Mrs Horne (Chairman), Mrs Jeffreys and Mrs Price, Allen and Mercieca.

OFFICER PRESENT: Mrs K Plunkett – Assistant Clerk, 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 reason for absence:** Apologies received from Cllr Turner (prior engagement)
3. **Disclosure of Interests:** There were none.
4. **Declarations of Lobbying:** There were none.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on 16th **November 2016** be approved as a correct record and signed by the Chairman.
6. **Matters Arising:**
Assistant Clerk Mrs Plunkett said that Northleigh Cottage on Barden Road had been approved by TWBC, however it had lots of conditions imposed. It was noted that the restriction of works traffic to non-rush hour times had not been included.
7. **Public Open Session** – there were no members of the public present.
8. **Planning appeals**
Victoria Cottage – appeal still in progress.
Salomons – 2 new appeals in progress.
9. **Parish Plan Implementation** – Cllr Mrs Horne said that this agenda item will be carried forward to the next meeting however completion of the Settlement and Function Study will include some of the

issues raised in the Parish Plan.

Cllr Mrs Jeffreys had prepared and distributed a report about the history of Local Needs Housing in Speldhurst Parish. This was discussed and will be the basis of the Committee's update on the Parish Plan which will be submitted to Full Council. In regard to affordable housing - the position of Langton Green will be clarified following the parishing of Rusthall, should SPC consider this type of housing in the future.

10. Call For Sites – SPC look forward to hearing from TWBC if anything is being considered; no response has been received yet. Cllr Mrs Price said that an 'Options' paper should be received next which will give an indication of TWBC's thoughts.

11. Settlement Role and Function Study – The questionnaire was completed. Assistant Clerks Mrs Plunkett and Mrs Harman to confirm the 285 bus service into Speldhurst. Cllr Mrs Price is awaiting clarification of question 6 and will report back to the Committee once a response has been received from TWBC.

12. Planning applications for discussion and decision:

16/07134/FULL

Location: 41 Hither Chantlers, Langton Green, Royal Tunbridge Wells, Kent, TN3 0BL

Proposal: Single storey side extension, new roof with dormers to garage, and front porch.

Decision: Remain neutral- Leave to Planning Officer.

16/07363/TPO

Location: 5 Widbury, Langton Green, Royal Tunbridge Wells, TN3 0HW

Proposal: T1 (Oak) – Fell to just above ground level. Decision: Remain neutral- leave to Tree Officer.

16/07347/FULL

Location: Knowle Cottage, Third Street, Langton Green, Royal Tunbridge Wells, TN3 0EN

Proposal: Construction of a porch to the front of the property. Decision: Remain neutral- leave to Planning Officer.

16/07344/LBC

Location: Danemore Park Lodge, Langton Road, Speldhurst, Royal Tunbridge Wells, Kent, TN3 0JP

Proposal: Listed Building Consent – Proposed replacement glazing on 3 windows on South East and North East elevations. Decision: Remain neutral- leave to Conservation Officer.

16/07376/FULL

Location: 15 First Street, Langton Green, Royal Tunbridge Wells, Kent, TN3 0EU

Proposal: Infill rear extension and new roof. Decision: Remain neutral- leave to Planning Officer.

16/07423/FULL

Location: 1 Bullingstone Cottage, Bullingstone Lane, Speldhurst, Royal Tunbridge Wells, TN3 0LB.

Proposal: Remove bank to front of house and provide for off road parking with retaining wall and landscaping and gate to entrance. Construct summer house at top of garden. Decision: Remain neutral- leave to Planning Officer.

16/07083/FULL

Location: 3 Orchard Cottages, Ashurst Hill, Ashurst, Royal Tunbridge Wells, Kent
Proposal: Two storey side extension. Decision: Remain neutral- leave to Planning Officer.

16/07541/FULL

Location: The Old School House, Ashurst Road, Ashurst, Royal Tunbridge Wells, TN3 9TE
Proposal: Proposed loft conversion with conservation rooflights and new ground floor single storey porch extension to the rear garden facing façade. Decision: Remain neutral- leave to Planning Officer.

16/07331/TPO

Location: Foxgrove, Stonewall Park Road, Langton Green, Royal Tunbridge Wells, Kent, TN3 0HN
Proposal: G1 (Holly) – Reduce height by 2.5metres, Prune all overhanging branches.
Decision: Remain neutral- leave to Tree Officer.

16/07572/TPO

Location: 4 Courtenwell, Speldhurst Road, Langton Green, Royal Tunbridge Wells, Kent TN3 0JQ
Proposal: Willow- Reduce overall by approximately two-three metres. Decision: Remain neutral- leave to Tree Officer.

16/07574/TPO

Location: Little Foxes, Stonewall Park Road, Langton Green, Royal Tunbridge Wells, Kent TN3 0HN
Proposal: Trees: G1 – Cypress, Holly, Rhodo, Acer – Reduce heights by 2-3 metres. Decision: Remain neutral- leave to Tree Officer.

16/07509/FULL

Location: Crossmead, Birchetts Avenue, Langton Green, Royal Tunbridge Wells, Kent TN3 0EJ
Proposal: Garage conversion with link to main house and ground floor alterations to fenestration.
Decision: Remain neutral- leave to Planning Officer.

16/07622/TPO

Location: The Rectory, Southfields, Speldhurst, Royal Tunbridge Wells, TN3 0PD
Proposal: Liquidambar – reduce the height and spread by up to 2.5m, thin the crown on the rear of the tree by 8 up to 10% removing as much of the old epicormic regrowth as possible as well as several stub ended branches, raise the crown to give a ground clearance of 2m removing selective branches where appropriate to achieve this. Decision: Remain neutral- leave to Tree Officer.

16/07489/FULL

Location: 37 Asher Reeds, Langton Green, Royal Tunbridge Wells, Kent, TN3 0AN
Proposal: Extension of existing dropped kerb to provide access to an extended front drive.
Decision: Remain neutral- leave to Planning Officer.

13. Items for information: Cllr Mrs Horne advised that she would not be at the next Full Council meeting and asked Cllr Mrs Price to feedback regarding the Settlement and Function Study in her absence. Next Planning Committee meeting is on 16th January 2017 at 7.30pm at the Council Office.

There being no further business the meeting closed at 8.40pm.

Chairman