

Minutes of The Planning Committee of Speldhurst Parish Council

Meeting held in The Committee Room, Langton Green Village Hall
on Tuesday, 27th May 2008 at 7.45pm

Present : Cllr. Mrs Paulson-Ellis (Chairman)
Cllr. Ellis
Cllr. Mrs Podbury
Cllr. Stevens
Mrs Pauline Lambell – Clerk

Apologies : Cllr. Wheeler

2. Cllr. Mrs Podbury proposed and it was unanimously agreed that Cllr. Mrs Jennie Paulson-Ellis be appointed Committee Chairman.
3. The Minutes of the Meeting held on 7th May 2008, having previously been distributed to committee Members, were approved and signed.
4. Planning applications for discussion and recommendation :

08/01515/FUL/SF1

Declarations: None were disclosed
Address: 26A Holmewood Ridge, Langton Green
Proposal: Single storey rear & two storey front extensions and alterations
Decision: Remain Neutral – leave to Planners

08/01521/FUL/EA1

Declarations: None were disclosed
Address: 51 Dornden Drive, Langton Green
Proposal: Two storey rear extension and addition of pitched roof to porch
Decision: Remain Neutral – leave to Planners

08/01523/OUT/TW2

Declarations: None were disclosed
Address: Land adjoining Hollonds Farm, Langton Green
Proposal: Outline: all matters reserved- detached dwelling and garage
Decision: Remain Neutral – leave to Planners
Comment : If planners are minded to approve this application, we strongly request tht the original entrance should be re-instated when the development is complete. The access currently used by the contractors be closed and the hedge re-instated to its original rural form.

08/01541/FUL/SF1

Declarations: None were disclosed
Address: Penwarne, Stonewall Park Road, Langton Green
Proposal: Single storey extension to the rear of the dwelling
Decision: Remain Neutral – leave to Planners
Comment : We note neighbour`s concern at loss of light.

08/01580/FUL/RE4

Declarations: None were disclosed
Address: Meadow Cottage, Ferbies, Speldhurst
Proposal: Two velux windows and the erection of a single garage
Decision: Remain Neutral – leave to Planners

08/01585/FUL/SW3

Declarations: None were disclosed
Address: Stone Cottage, The Green, Langton Green
Proposal: Two storey side extension and conservatory to the rear
Decision: Recommend Refusal :
From the drawing supplied, it would appear that the application is out of keeping in a conservation Area.

08/01592/FUL/RE4

Declarations: None were disclosed
Address: 5 Mercers, Langton Green
Proposal: Two storey extension to side and a single-storey extension to side
Decision: Remain Neutral – leave to Planners
Comment : We cannot see any difference to the previous application which was refused.

08/01598/TPO/DMD

Declarations: None were disclosed
Address: 16 Hither Chantlers, Langton Green
Proposal: TREES
Decision: Remain Neutral – leave to Tree Officer

08/01599/TPO/DMD

Declarations: None were disclosed
Address: 7 Courtenwell, Speldhurst Road, Langton Green
Proposal: TREES
Decision: Remain Neutral – leave to Tree Officer

08/01627/FUL/SW3

Declarations: None were disclosed
Address: Burnt House, Burnt House, Lane, Langton Green
Proposal: Retrospective – 6ft close boarded fence down part of the north eastern boundary of the property
Decision: Remain Neutral – leave to Planners
Comment : We feel that the style of fencing is poor and inappropriate for a Listed Building

08/01650/TPO/DMD

Declarations: None were disclosed
Address: 1 Oxlea, Langton Green
Proposal: TREES
Decision: Remain Neutral – leave to Tree Officer

08/01668/FUL/SW3

Declarations: None were disclosed
Address: Brambleshaw, Bullingstone Lane, Speldhurst
Proposal: Two storey side extension with integral garage
Decision: Recommend Refusal
1. The extension is by no means modest
2. Compromises the openness of the metropolitan green belt

08/01720/TPO/DMD

Declarations: None were disclosed
Address: The Garden Cottage, Speldhurst Road, Langton Green
Proposal: TREES
Decision: Remain Neutral – leave to Tree Officer
Comment : We feel that if a large number of trees are to be felled, then we would like to see appropriate re-planting.

08/01763/TPO/DMD

Declarations: Cllr. Stevens (occasionally helps the Agent)
Address: Byeways, Monteith Close, Langton Green
Proposal: TREES
Decision: Remain Neutral – leave to Tree Office
Comment : concern to past history of the site and possible new development in close proximity of the trees.

08/01804/FUL/SW3

Declarations: None were disclosed
Address: 85 Dornden Drive, Langton Green
Proposal: Proposed two storey side extension
Decision: Remain Neutral – leave to Planners

6. Middlefield – Update

Nothing to report. Cllr. Mrs Paulson-Ellis agreed to speak on behalf of the Parish Council at the Western Area Committee Meeting.

7. Kent Primary Care Agency NHS – Rurality of Area

The Agency had received a preliminary consent application to open a pharmacy in the Penshurst area and the Parish Council were asked to comment on the rurality of this area. The Committee agreed that the area in question was most definitely rural and the clerk was asked to respond.

8. Small Business Premises

The Committee supported local small businesses, but would discuss and comment on each application and submit a recommendation based on merit.

9. Items for Information

Meeting Note Taking – Whilst the Committee agreed that it was not the role of the Chairman to take notes they felt it unnecessary for the clerk to attend all Planning Meetings and would take notes on a rotation basis.

Call in of documents - Cllr. Mrs Paulson-Ellis had obtained information as follows on the calling in of planning applications where the planning officer's decision differs from that of the Parish Council :

- The request must be in writing (letter or email to Jim Kehoe and Andrew Taylor)
- The request must give a planning reason for the all in (see below)

Planning reason: the reason Members decide to call in an application is important as this forms part of the public record in relation to the case. A Planning reason could relate to a significant policy issue, scale of the proposal, particular characteristics of a site, significant precedent issues or local opinion on planning matters.

The meeting closed at 9.30pm

CHAIRMAN