



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

Minutes of a Planning Committee Meeting held on Monday 11th July 2016 at 7.30pm in the Council Office, Langton Green Recreation Ground

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

OFFICER PRESENT: Mrs K Plunkett – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There were 3 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 were received from Cllr Allen (holiday) and Cllr Mrs Jeffreys (holiday), Cllr Mrs Lyle (illness)
3. **Disclosure of Pecuniary or Non-Pecuniary Interests:** There were none.
4. **Declarations of Lobbying:** There was none to report.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on **13th June 2016** be approved as a correct record and signed by the Chairman.
6. **Matters Arising:** The assistant clerk said that a letter had been received from a resident in Langton Green complaining about the tall trees in the neighbouring house which is blocking their sunlight. Cllr Mrs Horne said that the resident should take the issue up with TWBC as the planning committee cannot advise on this issue.
7. **Review of Tunbridge Wells Borough Local Plan, Sustainability Appraisal Scoping Report** – This item was moved to the end of the meeting.
8. **Terms of Reference** – This item was moved to the end of the meeting.
9. **Public Open Session:** There were 3 members of the public present. Two members of the public were interested in the Holly Villa Appeal but they did not wish to speak. Ed Langridge was present re application 16/504554, Oakwell House. This application was brought forward on the agenda for discussion and decision.

Ed Langridge spoke to object to the application for Oakwell House. His points included the following:

- If permitted the application would lead to erosion of a Conservation area and the new building would be 50% bigger than the current property.
- There are mis-stated facts in the application as the property can be seen from the road and the footpath.
- Some trees are threatened by this application.
- The impact on the adjoining property is severe and has not changed since the last application which was refused.
- The only access is across the village green and the access path is lined by trees which would be damaged by large construction vehicles.

The Committee discussed the application and **RESOLVED** to make the following recommendation to TWBC
16/504554/FULL

Location: Oakwell House, The Green, Langton Green, Royal Tunbridge Wells, Kent

Proposal: Single and two storey extensions.

Decision: Recommend refusal

Comments: We feel that the majority of reasons for refusal of the previous application (15/506154) have not been addressed in this new application.

10. Planning appeals: The assistant clerk reported that an appeal has been lodged for Holy Villa.

11. Planning applications for discussion and decision:

16/505376/TPO

Location: Chailey House, Langton Rd, Langton Green, Royal Tunbridge Wells, Kent, TN3 0BA

Proposal: TPO application to 2no Ash trees – fell

Decision: Remain neutral – leave to Tree Officer

16/505097/FULL

Location: 15 Ryders, Langton Green, Royal Tunbridge Wells, Kent, TN3 0DX

Proposal: Proposed single storey rear extension and internal alterations.

Decision: Remain neutral – leave to Planning Officer

16/504714/FULL

Location: Wellspring Burrswood, Groombridge, Royal Tunbridge Wells, Kent, TN3 9PY

Proposal: Amendment to application 16/501171/FULL. Two storey extension at front of house, two storey extension at rear, single storey extension at rear and demolish existing garage and erection of new garage.

Decision: Remain neutral – leave to Planning Officer

16/504726/FULL

Location: High Rocks Farm, Tea Garden Lane, Royal Tunbridge Wells, Kent, TN3 9JH

Proposal: Demolition of existing single storey extension with erection of a new two storey extension.

Decision: Remain neutral – leave to Planning Officer

16/504502/FULL

Location: Highfield Barn, Tophill Farm, Groombridge Hill, Groombridge, Royal Tunbridge Wells, TN3 9LY

Proposal: Proposed single storey rear extension, installation of flue pipe and replacement windows to South elevation.

Decision: Remain neutral – leave to Planning Officer

16/504657/FULL

Location: The Old Post Office, Speldhurst Hill, Speldhurst, Royal Tunbridge Wells, Kent

Proposal: Erect bicycle storage shed.

Decision: Remain neutral – leave to Planning Officer

7. Review of Tunbridge Wells Borough Local Plan, Sustainability Appraisal Scoping Report – Councillors discussed the report in depth and made decisions on responses to be made. It was **RESOLVED** that Cllr Mrs Price would feed back the Committee's response to the Clerk/ assistant clerk who would fill in the report response form online.

8. Terms of Reference It was **RESOLVED** to make one change to the terms of reference – **Term 9 to be changed to** 'Where an applicant has to be present to allow access to the site, the visiting Members should introduce themselves but should not engage in any discussions.' The Terms of Reference will be included on the August Full Council agenda for approval.

12. Items for information

Cllr Mercieca reported that he had attended a Councillor Conference recently and commented that a booklet called 'The Good Councillor's Guide 2016' is now available for purchase.

The date for the next meeting is to be confirmed.

There being no further business the meeting closed at 9.10 pm.

Chairman