



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

**Minutes of a Planning Committee Meeting held on Monday 13<sup>th</sup> April 2015 at 6.30pm in the Parish Council Office, Langton Green Recreation Ground**

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**MEMBERS PRESENT:** Cllrs Mrs Horne (Chairman), Mrs Hull, Mrs Podbury, Barrington-Johnson, Langridge and Turner

**OFFICER PRESENT:** Mrs M Flemington – Assistant Clerk

**MEMBERS OF THE PUBLIC PRESENT:** There were two 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. **Apologies and reason for absence:** There were none.
3. **Disclosures of Pecuniary or Non-Pecuniary Interest:** There were none.
4. **Declarations of Lobbying:** There were none.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on **24<sup>th</sup> March 2015** be approved as a correct record and signed by the Chairman.
6. **Matters Arising:**  
**Paperless planning and e-consultation** – There was nothing to report.  
**Trees** – There was nothing to report.
7. **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 two members of the public present in respect of 15/501700. It was **RESOLVED** to bring this application forward on the agenda and the members of the public present spoke and made the following comments:

- This application is again part retrospective and piecemeal, is not only for estate maintenance and will open the 'floodgates' for large themed events.
- The link crosses the public right of way and the gates do not safeguard pedestrians. It was being used over Easter by the former Father Christmas World train.
- Concern and suspicion from neighbours that Mill Farm has now been renamed Sunny Bank Farm.
- The site is within an Area of Outstanding Natural Beauty and the Metropolitan Green Belt and is considered a priority wildlife habitat.
- An unauthorised rear access has been created via Cobblestone Mews.
- There are rumours of proposals for a young person's driving school on the estate.

The Assistant Clerk reported that Tunbridge Wells Borough Council (TWBC) have confirmed that all current applications relating to Salomons Estate and Mill Farm will be called-in for consideration by TWBC Planning Committee.

The Committee discussed the application and made the following recommendation and comments:

**15/501700/FULL**

Location: Mill Farm, Broomhill Road, Royal Tunbridge Wells, TN3 0TD

Proposal: Creation of track linking Salomons Estate and Mill Farm, including erection of gates and boundary fencing (part completed)

Decision: Recommend refusal

Comments: As per our previous comments we are greatly concerned that this is yet another retrospective application in respect of the Salomons Estate and this piecemeal approach to what is clearly a comprehensive development is clearly unacceptable. We believe that the three neighbouring local councils; Southborough Town Council, Speldhurst Parish Council and Rusthall Parish Council should all be consulted on every application relating to Salomons Estate and Mill Farm at the same time.

We would ask that this application is called-in to be considered by Tunbridge Wells Borough Council Planning Committee.

We would also ask that the Public Rights of Way Officer is consulted on this application given our considerable concerns about public safety as a result of this link crossing the Public Right of Way. Recent commercial activity witnessed by residents and Councillors supports this concern.

The development and use of this link is totally unsuitable for this location. It is within an Area of Outstanding Natural Beauty and the Metropolitan Green Belt.

There would be an adverse impact on protected wildlife species and overall biodiversity as recognised by TWBC Biodiversity Officer David Scully.

We also have concerns about potential noise and light pollution.

**8. Planning appeals** – there are no current planning appeals.

**9. Planning applications for discussion and decision:**

**15/501093/FULL**

Location: Bidborough View, Barden Road, Speldhurst, Royal Tunbridge Wells, TN3 0QH

Proposal: Installation of rear facing dormer window and insertion of rooflights

Decision: Remain neutral – leave to Planning Officer

**15/501699/FULL**

Location: Barden Furnace Farm, Barden Road, Speldhurst, Royal Tunbridge Wells

Proposal: Conversion of existing barn to form granny annexe

Decision: Remain neutral – leave decision to Planning Officer

Comment: If TWBC is minded to grant planning consent we would request that there is a non-severance condition

**15/502073/FULL**

Location: Oast House, Tea Garden Lane, Royal Tunbridge Wells, TN3 9JH

Proposal: Conversion of a small barn to an annexe

Decision: Remain neutral – leave to Planning Officer

Comments: If TWBC is minded to grant planning consent we would request that there is a non-severance condition. The quality of the plans accompanying the application was very poor.

**15/502083/FULL**

Location: 3 The Walks, The Green, Groombridge, Royal Tunbridge Wells, TN3 9QH

Proposal: Replacement and enlargement of existing garages

Decision: Remain neutral – leave to Planning Officer

Comments: If TWBC is minded to grant planning consent we would request that there is a non-severance condition. The access details are not clear from the application.

**15/502173/FULL**

Location: Land adjacent to 19 Ryders, Langton Green Royal Tunbridge Wells

Proposal: The partial change of use from open space to domestic garden and the erection of a boundary hedge

Decision: It was **RESOLVED** to defer the discussion and decision until the next Planning Committee meeting

**10. Planning applications for information not statutory consultation:**

**15/501997/ENVSCR**

Location: Mill Farm, Broomhill Road, Royal Tunbridge Wells, TN3 0TD

Proposal: EIA Screening Opinion for: Creation of track linking Salomons Estate and Mill Farm, including erection of gates and boundary fencing (part completed) (15/501700/FULL refers)

**15/502028/LAWPRO**

Location: Ridge House, 7 Holmewood Ridge, Langton Green, Royal Tunbridge Wells, TN3 0BN

Proposal: Lawful Development Certificate (Proposed) to infill between existing house and home office, extend to enlarge existing utility to form day room

**15/502043/TDD**

Location: Wheelwrights Cottage, The Green, Langton Green, Royal Tunbridge Wells, TN3 0JB

Proposal: Dead and dangerous application to remove 1 Yew tree

**15/502329/TCA**

Location: Church of St Mary the Virgin, Speldhurst Hill, Speldhurst, Royal Tunbridge Wells, TN3 0NL

Proposal: Conservation Area Notification to repollard 1 group of Lime to previous reduction points and repollard 4 no. Lime to previous reduction points

**15/504372/LAWPRO**

Location: 8 Little Footway, Langton Green, Royal Tunbridge Wells, TN3 0DF

Proposal: Lawful Development Certificate (proposed) – single storey rear extension with roof lantern

**11. Items for Information:** There were none.

The date for the next meeting is to be confirmed.

There being no further business the meeting closed at 7.22pm

Chairman