



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 Thursday 8th January 2015 at 7.30pm

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:** Cllr Barrington-Johnson declared a non-pecuniary interest in 14/506113 – 8 Hither Chantlers
4. **Declarations of Lobbying:** There were none.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on 3rd December 2014 were approved and signed as a correct record.
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 connection with 14/506064 – Land and buildings, Barden Road, Speldhurst. It was **RESOLVED** to bring this application forward on the agenda. The applicant said that they have made the application for change of use to B1 office purposes on the

advice of TWBC having had planning permission refused and an appeal dismissed for change of use to residential.

The Committee discussed the application and **RESOLVED** to make the following recommendation to TWBC.

TW/14/506064/FULL

Location: Land and buildings, Barden Road, Speldhurst, Royal Tunbridge Wells

Proposal: Change of use and modification of existing barn for B1 office purposes with associated parking and landscaping

Decision: Recommend refusal

Comments: Concern expressed at the potential large number of vehicle movements generated by this commercial proposal.

No public transport services this location.

Concern that the size of the proposed development would have an adverse impact on the openness of the Area of Outstanding Beauty.

Please note our comments on the previous applications which have always been fully supportive of residential development on this derelict brownfield site. We still strongly support a sympathetic residential development.

8. Planning appeals – update situation

13/02959/TPO - 4 Newlands, Langton Green – the appeal has not been determined yet.

14/500116/FULL – Clint, Furzefield Avenue, Speldhurst – the appeal has not been determined yet.

9. Planning applications for discussion and decision:

TW/14/505045/FULL

Location: Jockeys Farm, Nellington Road, Royal Tunbridge Wells, TN4 8SH

Proposal: Erection of 4 x floodlights

Decision: Remain neutral – leave to Planning Officer

Comments: If TWBC is minded to grant planning consent we would ask for the conditions on usage as outlined in the TWBC Environmental Health consultation report to be put in place

TW/14/505739/FULL

Location: 1 Little Footway, Langton Green, Royal Tunbridge Wells

Proposal: Two-storey rear extension

Decision: Remain neutral – leave to Planning Officer

TW/14/505998/FULL

Location: Little Birchetts, Stockland Green Road, Speldhurst, Royal Tunbridge Wells

Proposal: Refurbishment and extension of the existing garden outbuilding to provide habitable annexe accommodation

Decision: Remain neutral – leave to Planning Officer

Comments: If TWBC is minded to grant planning consent we would ask that there is a non-severance condition.

TW/14/505816/FULL

Location: The Old Butchers, Bird In Hand Street, Groombridge, Royal Tunbridge Wells

Proposal: Proposed single storey extension, internal and rear landscape works

Decision: Remain neutral – leave to Planning Officer

TW/14/505817/LBC

Location: The Old Butchers, Bird In Hand Street, Groombridge, Royal Tunbridge Wells

Proposal: Listed Building Consent – Single storey rear extension and internal alterations
Decision: Remain neutral – leave to Conservation Officer

TW/14/505989/TPO

Location: 15A Hither Chantlers, Langton Green, Royal Tunbridge Wells
Proposal: Tree Preservation Order application: A – Large Oak; reduce back to large tear wound to reduce loading by 50% B – Large Beech – Fell. C – Smaller Beech – Fell
Decision: Remain neutral – leave to Tree Officer

TW/14/506007/FULL

Location: 68 Dornden Drive, Langton Green, Royal Tunbridge Wells
Proposal: Two storey side and rear extension
Decision: Remain neutral – leave to Planning Officer

TW/14/506053/FULL

Location: South East Water Tower, Langton Road, Langton Green, Royal Tunbridge Wells
Proposal: The erection of equipment cabinet, replacement of the existing antenna's (like-for-like), the installation of additional mast head amplifier's (MHA's) and associated development thereto
Decision: Remain neutral – leave to Planning Officer

TW/14/506104/OUT

Location: 31 Holmewood Ridge, Langton Green, Royal Tunbridge Wells
Proposal: Outline (appearance not reserved) – Replacement dwelling
Decision: Remain neutral – leave to Planning Officer

TW/14/506113/TPO

Location: 8 Hither Chantlers, Langton Green, Royal Tunbridge Wells
Proposal: Tree Preservation Order application: T1 – Oak tree – lift lower limbs to give clearance and prevent further failures, shortening length by approx. 3 metres. T2 – Oak tree – canopy raise to 2.5 metres to give a good clearance
Decision: Remain neutral – leave to Tree Officer

TW/14/506195/FULL

Location: Herbshaw Green, Furzefield Avenue, Speldhurst, Royal Tunbridge Wells, TN3 0LD
Proposal: Two storey side and rear extension
Decision: Remain neutral – leave to Planning Officer

TW/14/506210/TPO

Location: Paveys, Speldhurst Road, Langton Green, Royal Tunbridge Wells
Proposal: Tree Preservation Order application: Raise crown of Yes Trees adjacent to garage
Decision: Remain neutral – leave to Tree Officer

TW/14/506321/TPO

Location: The Oast House, Breakstones, Speldhurst Road, Langton Green, Royal Tunbridge Wells, TN3 0JL
Proposal: Tree Preservation Order application: Reduce Ash by 30% to remove overhanging branches into neighbouring property
Decision: Remain neutral – leave to Tree Officer

TW/14/506416/TPO

Location: Land at Broom Park, Broom Park, Langton Green Royal Tunbridge Wells
Proposal: Tree Preservation Order application: Reduce height of group of 5 conifers by 4.0m – 20%
Decision: Remain neutral – leave to Tree Officer

TW/14/506477/FULL

Location: Danemore Lands House, Leggs Lane, Speldhurst, Royal Tunbridge Wells, TN3 0RG

Proposal: Proposal for a bespoke small scale garden building to replace existing

Decision: Remain neutral – leave to Planning Officer

Comments: If TWBC is minded to grant planning consent we would ask that there is a non-severance condition.

TW/14/506496/TPO

Location: 35 The Boundary, Langton Green, Royal Tunbridge Wells, TN3 0YA

Proposal: Tree Preservation Order application: T1 – Oak – reduce overall canopy by approx. 5 metres.

T2 – Yew – reduce overall canopy by approx. 4 metres

Decision: Remain neutral – leave to Tree Officer

Comment: The applicant is the Chairman of Speldhurst Parish Council

10. Planning applications for information not statutory consultation:

TW/14/505334/SUB

Location: Holmewood House School, Barrow Lane, Langton Green, Royal Tunbridge Wells, TN3 0EB

Proposal: Submission of details pursuant to Condition 15 of TW/08/04133 – Surfacing and drainage to car park

TW/505410/ENVSCR

Location: Jockeys Farm, Nellington Road, Royal Tunbridge Wells, TN4 8SH

Proposal: EIA Screening opinion – Erection of 4 x floodlights (14/505045/FULL refers)

TW/14/505815/LAWPRO

Location: Little Birchetts, Stockland Green Road, Speldhurst, Royal Tunbridge Wells

Proposal: Certificate of proposed lawful development for the construction of a new swimming pool and paved surrounding terrace

TW/14/506318/SUB

Location: Manor House, Speldhurst Hill, Speldhurst, Royal Tunbridge Wells, TN3 0NL

Proposal: Submission of details pursuant to Condition 2 – Panel of brickwork of 14/01070/LBC

TW/14/506745/NMAMD

Location: Holmewood House School, Barrow Lane, Langton Green, Royal Tunbridge Wells, TN3 0EB

Proposal: Internal layout changes affecting sizes and locations of windows. Staircase moved from west elevation to south

11. Items for Information:

The Assistant clerk notified members of a KALC Planning Conference on 27th March and a Site Allocations DPD workshop at TWBC on 3rd February and will circulate further details to members.

The date for the next meeting is to be confirmed.

There being no further business the meeting closed at 8.40pm

Chairman