



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 Monday 9<sup>th</sup> June 2014 at 7.30pm**

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**MEMBERS PRESENT:** Cllrs Mrs Horne, Mrs Hull, Langridge, Turner and Milner (ex-officio)

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

**MEMBERS OF THE PUBLIC PRESENT:** There was one member of the public present

1. **Election of Chairman:** Cllr Langridge advised that he is stepping down as Chairman and proposed Cllr Mrs Horne. It was **RESOLVED** to elect Cllr Mrs Horne as Chairman. Members thanked Cllr Langridge for all his hard work during his time as Chairman.
2. **Election of Vice-Chairman:** Cllr Mrs Hull advised that she is stepping down as Vice-Chairman. It was **RESOLVED** to elect Cllr Langridge as Vice-Chairman.
3. **Apologies and reason for absence:** Cllr Mrs Podbury and Cllr Barrington-Johnson (both prior engagement) The Assistant Clerk advised that Cllr Mrs Soyke has resigned from the Planning Committee as she is now Chairman of Tunbridge Wells Borough Council Planning Committee.
4. **Declarations of Interest:** There were none
5. **Declarations of Lobbying:** Cllr Mrs Horne and Cllr Langridge declared that they had been spoken to by residents about the Salomons planning applications.
6. **Minutes:** **RESOLVED** that the minutes of the Planning Committee meeting held on **8<sup>th</sup> May 2014** were approved and signed as a true record.
7. **Matters Arising:**  
Paperless planning and e-consultation – The Assistant Clerk updated members on the transfer arrangements.  
Trees – TWBC have provided a TPO map but it does not show individual TPOs in the parish.
8. **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 was one member of the public present in respect of TW/14/01567 & TW/14/01568 and these applications were brought forward on the agenda for discussion and decision.

#### **TW/14/01567/FULL**

Location: Salomons Centre, David Salomons Estate, Broomhill Road, Southborough, Royal Tunbridge Wells

Proposal: Creation of temporary Christmas attraction within the grounds of Salomons Estate, including the installation of a number of temporary buildings and structures, demolition of brick enclosure adjacent to boundary wall and reinstatement of gap in wall, change of use of land at Mill Farm to temporary car park for the attraction including new surfacing for parking area, and erection of temporary structures

The member of the public present spoke and made the following comments:

- The site is within an Area of Outstanding Natural Beauty and the Metropolitan Green Belt
- There is widespread local concern about the proposal. A petition has been submitted and a forum is being held at TWBC on 12<sup>th</sup> June
- Concern at the piecemeal nature of planning applications for the site
- Major traffic issues for the narrow country lanes which provide the only access to the site, and for local villages
- Noise, light and traffic pollution
- Damage to woodland, wildlife and the environment
- The listed brick enclosure has already been demolished and this has been reported to TWBC

Councillors discussed the applications and made the following decision:

Decision: Recommend refusal

Comments: This proposal is totally unsuitable for this location. It is within an Area of Outstanding Natural Beauty and the Metropolitan Green Belt and outside the limits to build, and this proposal would be in contravention of the national and local planning policies. We also have the following serious concerns:

- Based on the anticipated visitor numbers we believe that there would be an additional 450 cars entering and 450 cars leaving this site/day
- In addition to those visiting the proposed FCW (Father Christmas World) there would inevitably be ancillary vehicles and staff vehicles that have not been accounted for.
- The roads accessing this rural site are narrow country lanes with numerous pinch points.
- There is already heavy traffic use on these roads by residents, agricultural vehicles and commuters using the roads as rat-runs to avoid Tunbridge Wells town centre.
- Additional traffic generated by the FCW proposal would have a severe detrimental effect on the local community
- We are concerned that visitors will not adhere to their timing schedules therefore causing traffic and parking problems on site and on the surrounding roads
- There would be an adverse impact on protected wildlife species and overall biodiversity
- There would be considerable noise and light pollution and there is no detailed lighting or noise plan within the application
- There would be an intrusive impact on the local community during and either side of the official opening hours of the proposed FCW
- We have been informed that the listed brick enclosure has already been demolished prior to determination of this application and this has been reported to TWBC

**TW/14/01568/LBC**

Location: Salomons Centre, David Salomons Estate, Broomhill Road, Southborough, Royal Tunbridge Wells

Proposal: Listed Building Consent - Creation of temporary Christmas attraction within the grounds of Salomons Estate, including the installation of a number of temporary buildings and structures, demolition of brick enclosure adjacent to boundary wall and reinstatement of gap in wall, change of use of land at Mill Farm to temporary car park for the attraction including new surfacing for parking area, and erection of temporary structures

Decision: Recommend refusal

Comments: This proposal is totally unsuitable for this location. It is within an Area of Outstanding Natural Beauty and the Metropolitan Green Belt and outside the limits to build, and this proposal would be in contravention of the national and local planning policies. We also have the following serious concerns:

- Based on the anticipated visitor numbers we believe that there would be an additional 450 cars entering and 450 cars leaving this site/day
- In addition to those visiting the proposed FCW (Father Christmas World) there would inevitably be ancillary vehicles and staff vehicles that have not been accounted for.
- The roads accessing this rural site are narrow country lanes with numerous pinch points.
- There is already heavy traffic use on these roads by residents, agricultural vehicles and commuters using the roads as rat-runs to avoid Tunbridge Wells town centre.
- Additional traffic generated by the FCW proposal would have a severe detrimental effect on the local community
- We are concerned that visitors will not adhere to their timing schedules therefore causing traffic and parking problems on site and on the surrounding roads
- There would be an adverse impact on protected wildlife species and overall biodiversity
- There would be considerable noise and light pollution and there is no detailed lighting or noise plan within the application
- There would be an intrusive impact on the local community during and either side of the official opening hours of the proposed FCW
- We have been informed that the listed brick enclosure has already been demolished prior to determination of this application and this has been reported to TWBC
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**TW/14/01285/HOUSE/CP3**

Location: 5 Turley Cottage, Barden Road, Speldhurst, Royal Tunbridge Wells

Proposal: Single storey rear extension

Decision: Remain neutral – leave to Planning Officer

**TW/14/01372/HOUSE/HW1**

Location: 43 Hither Chantlers, Langton Green, Royal Tunbridge Wells

Proposal: Alteration to roof of dormer

Decision: Remain neutral – leave to Planning Officer

**TW/14/01377/HOUSE/MM1**

Location: Somerden, Langton Road, Speldhurst, Royal Tunbridge Wells  
Proposal: Erection of garden shed

Decision: Remain neutral – leave to Planning Officer

**TW/14/01529/HOUSE/CO1**

Location: 16 Ryders, Langton Green, Royal Tunbridge Wells  
Proposal: Installation of patio doors to rear elevation

Decision: Remain neutral – leave to Planning Officer

**TW/14/01531/HOUSE/CO1**

Location: Garfield, Homewood Road, Langton Green, Royal Tunbridge Wells  
Proposal: First floor rear extension and fenestration alterations

Decision: Remain neutral – leave to Planning Officer

**TW/14/01541/HOUSE/EA1**

Location: 13 Dornden Drive, Langton Green, Royal Tunbridge Wells  
Proposal: Variation of condition 5 of TW/12/02921 – Two-storey side extension and single-storey garage replacement – to allow a window to the utility room on ground floor north elevation

Decision: Remain neutral – leave to Planning Officer

**9. Items for Information:**

Cllr Mrs Horne and Cllr Langridge are attending the forum at TWBC on 12<sup>th</sup> June regarding the Salomons planning application.

Cllr Langridge requested that the Planning Committee are advised when a decision has been made regarding the surface finish for the Langton Green car park improvements being carried out by Kent County Council.

There being no further business the meeting closed at 9.20pm

Chairman