

Speldhurst Parish Council

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

Minutes of a Planning Committee Meeting held in The Committee Room, Langton Green Village Hall on Monday 8th March 2010

MEMBERS PRESENT: Cllrs. Mrs Podbury (Chairman), Brown, Ellis, Langridge, Wheeler and Milner

OFFICER PRESENT: Chris May – Clerk

Cllr Mrs Soyke was present – TW/10/00293
There were 12 members of the public present

- 1. Apologies for Absence:** Cllrs Mrs Paulson-Ellis and Mrs Hull (holiday)
- 2. Declarations of Interest:** There were none.
- 3. Declarations of Lobbying:** Cllr Mrs Podbury and Wheeler visited the site of Somerden (TW/00456) and spoke to the owner of the property. No opinion was expressed.
- 4. The Minutes of 8th February 2010** were signed as a correct record with the exception that Cllr Mrs Soyke was present for the application TW/00191.
- 5. Matters Arising:** Cllr Mrs Podbury said that a meeting was scheduled 18th March with Fiona Strachan, TWBC Planning Services to discuss the shortcomings of the planning website. The clerk was in communication with the Post Office regarding the incorrect post code allocated to Colbran Way in the Middlefield development. The terms of reference were almost ready and would be circulated to all Members for approval before submission to Full Council in May.
- 6. Planning applications for discussion and decision – unless otherwise stated all decisions are unanimously agreed :**

Members of the public are invited to make representations to the Committee on any application on the Agenda.

TW/10/00293/HOUSE/NR2

Location: 2 Stone Cross Farm Cottages Ashurst Road Ashurst Royal Tunbridge Wells Kent

Mr John O'Higgins spoke on behalf of his neighbours (6 in total) who were all unanimously opposed to the construction of the double garage/workshop/bedroom/shower room on land far from the cottage and possibly larger in size than the main building. In their opinion it was not a replacement building.

Proposal: Demolition of existing single garage and construct replacement double garage with workshop and ancillary accommodation

Decision: Recommend refusal

Comment: We have taken in to consideration the unanimous opposition from all six of the immediate neighbours.

We are concerned that this proposal is on Metropolitan Green Belt which is designated agricultural land. There is a possibility that it is breaching the 50% rule because we believe the proposal is larger than the house and the plan clearly shows a bedroom and a shower room. Should the Planning Officer be mindful to approve the application we would request that a non severance clause is applied to prevent the building being legally separated from the existing property at a future date.

TW/10/00603/HOUSE/NR2

Location: Quinces Stonewall Park Road Langton Green Royal Tunbridge Wells Kent

Mr Colin Sharples said that the plans were totally misleading and that they hid the intent to build a house on the area marked. He gave a number of other reasons including a soakaway (no indication of location, size or construction) and incorrect answers. He also questioned that the work would be near a tree with a TPO.

Mr Jim Stone said it was devious to show a house which does not exist and for which planning permission has been refused. He asked that it be removed from the plans. He listed other reasons.

Proposal: New access, parking and garden store

Decision: Recommend refusal

Comment: We believe that the plans are misleading because they show a non-existent and non-approved house instead of the existing garage. There are too many technical inaccuracies to list fully but in particular it is too near to a beech tree which has a TPO and there is no cross-section for the drive.

TW/10/00456/FUL/LAM

Location: Somerden Langton Road Speldhurst Royal Tunbridge Wells Kent

Proposal: Demolition of existing house and garage and construction of a 5 bedroom detached house with detached double garage, annexe and surface parking/access

Decision: Recommend refusal

Comment: We have serious misgivings about the style of the house in this particular location. The design is totally out of keeping with the immediate vicinity and fails to respect the context of the site and street scene.

TW/10/00496/TPO/DMD

Location: 10 Hither Chantlers Langton Green Royal Tunbridge Wells Kent

Proposal: TREES: 2 No. OAK – Reduce by 25%

Decision: Remain neutral – Leave to Tree Officer

TW/10/00524/LBC/KLM

Location: The Old Rectory Langton Road Speldhurst Royal Tunbridge Wells Kent

Proposal: Listed Building Consent: Alterations to the entrance hall floor construction and the fire places to kitchen 1, kitchen 2 and the artist studio. Repairs to an original slate floor in the cloaks area of the entrance hall, and to the floor construction of the en-suite bathroom on the first floor. Removal of a section of brick wall in Lobby L2, new structural hearths to kitchens 1 & 2, a new attic hatch in the dressing room. Remove & seal up the attic hatch in the en-suite bathroom

Decision: Remain neutral – Leave to Conservation Officer

TW/10/00448/FUL/SW3

Location: Bonds Bullingstone Lane Speldhurst Royal Tunbridge Wells Kent

Proposal: Wendy House with associated steps and platform decking, single shed to replace two existing sheds in the same location, and a log store
Decision: Remain neutral – Leave to Planning Officer

TW/10/00475/LBC/NR2

Location: 6 Bird In Hand Street Groombridge Royal Tunbridge Wells Kent
Proposal: Listed Building Consent: Internal alterations and 2 no. Conservation rooflights (work commenced)
Decision: Remain neutral – Leave to Conservation Officer

TW/10/00416/TPO/DMD

Location: 19 Hither Chantlers Langton Green Royal Tunbridge Wells Kent
Proposal: TREES: No. OAK and 1 No. BEECH (G1) – Thin and reform crown incorporating a reduction of 30% of the remaining growth
Decision: Remain neutral – Leave to Tree Officer

TW/10/00410/LBC/RCC

Location: Priestwood Cottage Old House Lane Fordcombe Royal Tunbridge Wells Kent
Proposal: Listed Building Consent: Demolition of existing extension: Replaced with square central bay rear 2 storey extension forming 'T' shaped house with glazed link to orangery at upper level following topography. Enlarged porch with seat. Second staircase to western bay. Removal of first floor corridor. Provision of WC within ground floor utility (TW/10/00406 refers)
Decision: Remain neutral – Leave to Conservation Officer

TW/10/00406/HOUSE/RCC

Location: Priestwood Cottage Old House Lane Fordcombe Royal Tunbridge Wells Kent
Proposal: Demolition of existing extension: Replaced with square central bay rear 2 storey extension forming 'T' shaped house with glazed link to orangery at upper level following topography. Enlarged porch with seat. Second staircase to western bay. Removal of first floor corridor. Provision of WC within ground floor utility
Decision: Remain neutral – Leave to Conservation Officer

7. Items for Information

The Groombridge Farm shop had been “called in” by Cllr Stanyer and was due to be heard at the Western Planning meeting at TWBC on Wednesday 10th March. After some discussion it was decided to send an email reiterating the Council’s position that the condition regarding “no more than 15% of the gross value of all the produce sold at the SITE shall be from any other producers or sources”. It was also decided to include the answer to a question he was asked at our meeting on 8th February about the sale of meat to which Mr Bourne replied “that he would not be selling meat on the site”.

There being no further business the meeting closed at 8.45pm

Chairman