



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

## Minutes of a Planning Committee Meeting held in the Committee Room, Ashurst Village Hall on Wednesday 6<sup>th</sup> July 2011 at 7.30pm

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**MEMBERS PRESENT:** Cllrs Mrs Podbury (Chairman), Langridge, Milner and Woodward

**OFFICER PRESENT:** Mrs Meirion Flemington – Asst Clerk

**MEMBERS OF THE PUBLIC PRESENT** There were no members of the public present

1. **Apologies and Reasons for Absence:** Cllr Mrs Hull (prior engagement) and Cllr Brown (prior engagement)
2. **Declarations of Interest:** There were none.
3. **Declarations of Lobbying:** There were none.
4. **The Minutes of 20<sup>th</sup> June 2011** were signed as a correct record.
5. **Matters Arising:**  
Development Management Policies DPD – Planning obligations and contributions  
Cllr Mrs Podbury reported on the comments suggested for the response to this document. It was **AGREED** to respond as follows:  
Who decides/identifies if there is a need for the infrastructure which arises from the development?  
Priority infrastructure items should be education and community benefits.  
SPC considers the option of placing contributions into three categories; Borough requirements, Area-specific requirements and Site-specific requirements to be the best option.  
The standard trigger for seeking monies towards infrastructure from development e.g. bedspaces, developed area should be varied by the type of development.
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.

There were no members of the public present.

**TW/11/01727/FUL/ARJ**

Location: OS Plot 6000 Old House Lane, Fordcombe, Royal Tunbridge Wells

Proposal: Retention of long standing mobile home – retrospective application

Decision: Recommend refusal

Comments: The use of a mobile home is inappropriate on this site as it contravenes planning policy for the area. There is evidence that the site is being used for storage for a commercial enterprise in breach of condition (2) of planning application TW/02/00737/FUL/GH2. We also believe the mobile would be lived in if it was retained.

**TW/11/01731/HOUSE/EA1**

Location: Smallbrook Farm, Etherington Hill, Speldhurst, Royal Tunbridge Wells

Proposal: Replace existing front lobby with open porch and lobby

Decision: Remain neutral – leave to Planning Officer

Comment: We assume that the Planning Officer has satisfied himself that all other work shown on the drawings is permitted development.

**TW/11/01751/HOUSE/EA1**

Location: 15 Hither Chantlers, Langton Green, Royal Tunbridge Wells

Proposal: Second storey extension above the existing garage/utility room

Decision: Remain neutral

Comment: Concern expressed that white painted render and the width of the proposed extension might be out of keeping with the street scene.

**TW/11/01771/REM/NR2**

Location: Hollonds Farm, Langton Road, Langton Green, Royal Tunbridge Wells

Proposal: Reserved Matters: All matters reserved – detached dwelling and garage

Decision: Recommend refusal

Comment: Concern expressed that this outline consent was granted in 2004 when presumably other habitable dwellings on this site were not taken into account. We are therefore concerned about over-development of the site as a whole and the consequences of increased traffic using the access onto the A264. Concern expressed that this outline consent was ever granted.

**TW/11/01776/FUL/NR2**

Location: Hollonds Farm, Langton Road, Langton Green, Royal Tunbridge Wells

Proposal: Demolish garage block. Construct 3 bedroom dwelling and open car port

Decision: Recommend refusal:

Comment: Concern expressed that this proposal would add to over-development of the whole site and the volume of traffic using the access onto the A264.

**TW/11/01777/LBC/NR2**

Location: Hollonds Farm, Langton Road, Langton Green, Royal Tunbridge Wells

Proposal: Listed Building Consent: Demolish garage block. Construct 3 bedroom dwelling and open car port

Decision: Recommend refusal:

Comment: Concern expressed that this proposal would add to over-development of the whole site and the volume of traffic using the access onto the A264.

**TW/11/01810/TPO/DMD**

Location: 7 Roopers, Speldhurst, Royal Tunbridge Wells  
Proposal: TREES:T1 - HORSE CHESTNUT – Lift canopy  
Decision: Remain neutral – leave to Tree Officer

**TW/11/01814/HOUSE/NR2**

Location: 21 Northfields, Speldhurst, Royal Tunbridge Wells  
Proposal: Two-storey side and rear extension  
Decision: Remain neutral – leave to Planning Officer

**TW/11/01847/TPO/DMD**

Location: The Vicarage, The Green, Langton Green, Royal Tunbridge Wells  
Proposal: TREES: COPPER BEECH – Fell  
Decision: Recommend approval  
Comment: It is a diseased tree that should be removed. We would like to see a suitable replacement tree planted.

**7. Items for Information:**

The Assistant Clerk to speak further to TWBC regarding the tarmac at Groombridge Farm Shop, the caravan/mobile home at Hollonds Farm and the entrance gates at Freshfields, Gipps Cross Lane.

Cllr Woodward to study the email from Leiston - Sizewell Town Council regarding planning applications and report to the next Planning Committee meeting.

There being no further business the meeting closed at 9.03pm.

Chairman