



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 11th August 2014 at 7.30pm

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

OFFICER PRESENT: Mrs M Flemington – Assistant Clerk

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

1. **Apologies and reason for absence:** Cllr Langridge (prior engagement)
2. **Declarations of Interest:** Cllr Barrington-Johnson declared that application 14/500984 relates to the property next door to his and he abstained from the discussion and decision.
3. **Declarations of Lobbying:** Cllrs Mrs Hull and Mrs Podbury declared that they had been spoken to by residents regarding the application at Clint, Furzefield Avenue which was considered at the planning committee meeting on 14th July.
4. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on **14th July 2014** were approved and signed as a correct record.
5. **Matters Arising:**
 - Paperless planning and e-consultation** – The Assistant Clerk updated members on the transfer arrangements and the problems being encountered. Several members reported having problems accessing the website/portal on Friday afternoons and at weekends.
 - Clint, Furzefield Avenue** – Several emails have been received from a resident regarding this application. It was agreed for clarification that the application cannot be reconsidered having been discussed and a decision made at the planning committee meeting on 14th July. It was also agreed to confirm to the resident that the parish council has to respond to planning consultations based on planning policy and reasons.
 - Trees** – Cllr Mrs Hull questioned why the parish council are not consulted on Trees in Conservation Area applications. **The Assistant Clerk to discuss with TWBC Tree Officer.**
6. **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 no members of the public present.

7. Planning appeals – update situation

30 Holmewood Ridge, Langton Green – the Assistant Clerk reported that the appeal has been allowed and planning permission granted for the change of use of existing outbuilding to a single dwelling with no building works.

Northfield Lodge, Langton Green – the appeal has not been determined yet.

4 Newlands, Langton Green – the appeal has not been determined yet.

3 Orchard Cottages, Ashurst Hill, Ashurst – the appeal has not been determined yet.

8. Planning applications for discussion and decision:

TW/12/00846/FULL

Location: 7 Gibbetts, Langton Green, Royal Tunbridge Wells

Proposal: Detached two storey four bedroom dwelling; extension of hard surfacing and relocation of parking spaces at head of cul-de-sac

Decision: Recommend refusal:

Comments: The proposal is over-development and over-intensification of the site, vehicular congestion is already evident with insufficient turning on site and parking for other residents would be compromised. There appears to be some question over whether the applicant is the freehold owner of the application site.

TW/14/500905/FULL

Location: Recreation Ground, St Mary's Lane, Speldhurst, Royal Tunbridge Wells

Proposal: Enlarge the current fenced-off play area south-eastwards by approx. 5m (to become approx. 35mx17m), and to refresh, replace or relocate the play equipment. Install an 18mx12m all-weather ball games surface with multi-game goal ends on part of the site currently used as an informal unmarked junior football pitch

Decision: Recommend approval

Comments: This would be an improvement to a well-used village facility

TW/14/01421/FULL

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

Proposal: Erection of 1m high black painted 'bow top' fencing above existing retaining wall

Decision: Remain neutral – leave to Planning Officer

TW/14/01425/LBC

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

Proposal: Listed Building Consent: Erection of 1m high black painted 'bow top' fencing above existing retaining wall

Decision: Remain neutral – leave to Conservation Officer

TW/14/500465/FULL

Location: Fairlawn, Speldhurst Road, Langton Green, Royal Tunbridge Wells

Proposal: Replacement of existing garage

Decision: Recommend approval

Comments: This would be an improvement to the property and safety (removal of asbestos)

TW/14/500802/FULL

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

Proposal: Replacement of existing barn to form granny annexe

Decision: Remain neutral – leave to Planning Officer

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

TW/14/500815/FULL

Location: Flexford, Southfields, Speldhurst, Royal Tunbridge Wells

Proposal: Two-storey rear extension and first floor front extension with single-storey side extension. Internal alterations

Decision: Recommend approval

Comments: This proposal would be an improvement to the street scene

TW/14/500984/TPO

Location: Springwood, 6A Hither Chantlers, Langton Green, Royal Tunbridge Wells

Proposal: 2 Oak, 1 Pine – remove branch from Pine overhanging the boundary fence, fell adjacent single stem Oak, reduce next multi stem Oak by 5m and remove low secondary stem. Ash – raise canopy to 6m and clear out deadwood. 2 x Oak – remove suckers up to 6m at lowest branches. Hazel and Holly – coppice Hazel, reduce Hollies by 50% and 2 x Birch – reduce overall canopy by 6m

Decision: Remain neutral – leave to Tree Officer

TW/14/501397/FULL

Location: 32 Upper Profit, Langton Green, Royal Tunbridge Wells

Proposal: Erection of detached garage to include new drive, access and closure of existing access

Decision: Remain neutral – leave to Planning Officer

TW/14/501488/TPO

Location: 32 Newlands, Langton Green, Royal Tunbridge Wells

Proposal: ASH (Group of) Reduce by 30%, remove lowest overhanging branch to left hand side. OAK – Reduce canopy by 30%, remove two lowest branches from right trunk

Decision: Remain neutral – leave to Tree Officer

TW/14/501453/FULL

Location: Hawkridge Place, Bullingstone Lane, Speldhurst, Royal Tunbridge Wells
Proposal: New pool house

Decision: Remain neutral – leave to Planning Officer

TW/14/501830/TPO

Location: 5 Roopers, Speldhurst, Royal Tunbridge Wells
Proposal: Remove or significantly reduce two limbs to Oak to provide more light to the house and garden

Decision: Remain neutral – leave to Tree Officer

TW/14/502047/TPO

Location: 55 The Boundary, Langton Green, Royal Tunbridge Wells
Proposal: TREES – G17 CEDARS – reduction of approx. 15/20 feet off the top of the two cedars. Light reduction on a lower limb on the second cedar

Decision: Remain neutral – leave to Tree Officer

9. Items for Information:

The date for the next meeting is to be confirmed.

There being no further business the meeting closed at 8.40pm

Chairman