



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

**Minutes of a Planning Committee Meeting held on Monday 8<sup>th</sup> February 2016 at 7.30pm in the Council Office, Langton Green Recreation Ground**

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**MEMBERS PRESENT:** Cllrs Mrs Horne (Chairman), Mrs Jeffreys, Mrs Lyle, and Allen

**OFFICER PRESENT:** Mrs K Plunkett – Assistant Clerk, Mr C May - Clerk

**MEMBERS OF THE PUBLIC PRESENT:** There was one member 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. **To receive and approve apologies and reason for absence:** Apologies received from Cllr Turner (prior engagement) and Cllr Merceica (illness)
3. **Disclosure of Pecuniary or Non-Pecuniary Interests:** There were none.
4. **Declarations of Lobbying:** Cllr Mrs Horne said that she had been called by Sana Tilly regarding 'The Orchards'.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on **11<sup>th</sup> January 2016** be approved as a correct record and signed by the Chairman.
6. **Matters Arising:**  
**DCLG Planning Consultation document** – this item was moved to the end of the Agenda.  
**Paperless planning and e-consultation** – there was nothing to report.  
**Trees** – there was nothing to report.
7. **Public Open Session:** There was one member of the public present, Mr Phil Cooper, in respect of application **16/500207/FULL** The Orchard, Ferbies and this application was brought forward on the agenda for discussion and decision.

Mr Cooper referred to his statement which had been circulated in advance of the meeting. He explained that a recent TPO on a silver birch tree had necessitated a revised planning application with a garage which now has footings and a base which is acceptable to the Tree Officer. The effect is to raise the garage marginally above ground level.

Mr Cooper said that both his neighbours would prefer that the tree be felled and be replaced elsewhere on the property by a younger tree. If this was allowed, by the removal of the TPO, then the original planning application could be reverted to.

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

**16/500207/FULL**

Location: The Orchard, Ferbies, Speldhurst, Royal Tunbridge Wells, TN3 0NS

Proposal: New garage with link structure to main house. Flank extension over existing garage. Rear single storey extension. Flank single storey extension. Internal and external alterations. (revised scheme)

Decision: Remain neutral – leave to Planning Officer

Comments: The Committee feels that the detrimental effect of the raising of the garage may be greater than the visual amenity provided by the Silver Birch. If TWBC were minded to remove the TPO we would ask for a replacement tree to be planted in another location on the property.

**8. Planning appeals:**

The planning appeal in respect of 15/502971/LBC – Lower Church Farmhouse, Speldhurst Hill, Speldhurst following refusal by TWBC for an application for listed building consent to restore front door into the property, requiring removal of window and new front door in oak to the hallway of the house has been dismissed by The Planning Inspectorate.

The planning appeal in respect of 15/502582 – Little Stonewall Oast, Speldhurst Road, Langton Green following refusal by TWB for an application for ancillary residential use to oast, new first floor and fenestration changes has been allowed by The Planning Inspectorate.

The planning appeal in respect of 14/506729 - Pokehill Farm, South Farm Lane, Langton Green following refusal by TWBC for an application for Conversion of a redundant stable building to two holiday lets with small extension is ongoing.

**9. Planning applications for discussion and decision:**

**16/500235/FULL**

Location: St Lukes Burrswood, Groombridge, Royal Tunbridge Wells, Kent, TN3 9PY

Proposal: Porch roof and balustrading to rear access door and three bay garage.

Decision: Remain neutral – leave to Planning Officer.

**16/500260/FULL**

Location: Hurst Cottage, Ewehurst Lane, Speldhurst, Royal Tunbridge Wells, TN3 0JX

Proposal: Extension to existing ancillary outbuilding to provide wheelchair accessible accommodation.

Decision: Remain neutral – leave to Planning Officer. If TWBC is minded to grant planning consent we would request that there is a non-severance condition.

**16/500315/FULL**

Location: Speldhurst Bank, Barden Rd, Speldhurst, Tunbridge Wells, TN3 0LE

Proposal: Extension to existing dwelling. Window alterations and two new dormer windows (resubmission to previously approved scheme 13/00266/HOUSE)

Decision: Remain neutral – leave to Planning Officer.

**16/500323/TPO**

Location: 14 Holmewood Ridge, Langton Green, Royal Tunbridge Wells, Kent, TN3 0ED

Proposal: TPO application to 2no Oak – Fell

**Application withdrawn.**

**16/500410/FULL**

Location: 23 Langholm Rd, Langton Green, Royal Tunbridge Wells, Kent, TN3 0EY

Proposal: Small single storey rear extension.

Decision: Remain neutral – leave to Planning Officer.

**15/510514/FULL**

Location: 1 Holmewood Ridge, Langton Green, Royal Tunbridge Wells, Kent TN3 0BG

Proposal: Proposed replacement garage.

Decision: Remain neutral – leave to Planning Officer.

**15/510574/FULL**

Location: David Salomons Estate Broomhill Road, Royal Tunbridge Wells, Kent TN3 0TG

Proposal: Retrospective – creation of low ropes course within woodlands of Salomons Estate.

Decision: Remain neutral – leave to Planning Officer

**10. Planning applications for information not statutory consultation:**

**16/500078/SUB**

Location: The Orchard, Ferbies, Speldhurst Road, Royal Tunbridge Wells, TN3 0NS

Proposal: Submission of details pursuant to Condition 4: Tree Protection Measures (relates to original application reference: 15/508917/FULL)

**16/500217/SUB**

Location: Clint, Furzefield Avenue, Speldhurst, Royal Tunbridge Wells, TN3 0LD

Proposal: Submission of details for planning permission 15/504167/FULL – to discharge Condition 7 – Soft and hard landscaping details and Condition 13 – Details of on-site construction vehicle washing facilities.

**16/500233/SUB**

Location: Langton Green Recreation Ground, Speldhurst Road, Langton Green, Royal Tunbridge Wells, TN3 0JJ

Proposal: Submission of details pursuant to Condition 4 a) Details of tree protection measures (relates to original application – 15/506055/FULL)

**16/500504/LAWPRO**

Location: 28 Roopers, Speldhurst, Royal Tunbridge Wells, TN3 0QL

Proposal: An application for a certificate of lawful development for a proposed development being conversion of garage to habitable room.

**15/510494/LAWPRO**

Location: 59 The Boundary, Langton Green, Royal Tunbridge Wells, TN3 0YA

Proposal: An application for a certificate of lawful development for a proposed development being the replacement of a conservatory with single storey rear extension.

**15/510609/SUB**

Location: Manor Cottage, Speldhurst Rd, Langton Green, Royal Tunbridge Wells, Kent TN3 0JL

Proposal: Submission of details to discharge conditions 3a, 3b, 3c and 6 as approved plans for planning permission.

**15/510632/TCA**

Location: Little Stonewall, Speldhurst Road, Langton Green, Royal Tunbridge Wells, Kent TN3 0JH

Proposal: TPO application to 1no. Black Poplar – reduce by 75%.

**15/510720/ENVSCR**

Location: David Salomons Estate Broomhill Road, Royal Tunbridge Wells, Kent TN3 0TG

Proposal: Retrospective – Creation of low ropes course within woodlands of Salomons Estate.

**11.DCLG Planning Document**

The Committee discussed the document and **RESOLVED** to feedback the following comments

**Question 1**

Living in a small village environment surrounded by green belt land where it has proved difficult to find sites to build affordable housing, we believe when we do find sites to build on, this housing should maintain the ‘in perpetuity’ element of affordable housing and maybe strengthen this element by demanding established links to the village and or links to local employment.

**Question 3**

The proposed definition of ‘Commuter Hub’ is too wide and would currently include any route with a bus service. Local Planning Authorities should have the final discretion as to the feasibility of any higher density development.

**Question 6**

We believe it should be left to the individual Local Authority to apply their own policies and seek support from National planning only if needed.

**Question 7**

We think it would be good to strengthen the policy on brownfield land development for housing but that should be followed by financial incentive by the Government. We also consider that Local Authorities should have the discretion to override adherence to strict national planning policies in order to promote development of Brownfield sites for affordable housing in the context of local plans.

**Question 9**

No, we don’t agree because 10 is an arbitrary figure. For some communities this is an insignificant number and for some it is would have an overwhelming impact. Local Authorities should consult with Parish Councils to determine an appropriate definition on a case by case basis.

**Question 10**

Yes, on the assumption that much greater consultation is carried out between the Local Authority and the Parish Councils. Following on from our response to Question 9 we believe the Parish Councils should be involved with this process particularly Parishes that have carried out and adopted a local Plan as by carrying out this process the Parish would have identified needs and desires from the local population.

**Question 12**

The impact of a housing delivery test on development activity may make Local Authorities put forward the lowest possible target number as the baseline.

**Question 15**

We support the proposal to strengthen the starter homes exception site policy provided that there are no overriding conflicts with the NPPF AND the local plan and other protective measures eg Green Belt Policy.

**Question 17**

Yes unless the rural exception sites were to be developed in protected areas such as Green Belt land or in contravention of the local plan.

**Question 19**

Yes

**Question 20**

Yes

**Question 21**

Minimum of 12 -18 month period

**11. KALC Planning Conference 7<sup>th</sup> March 2016:**

Cllrs Mrs Lyle, Allen and Merceica hope to attend this Planning Conference. The Clerk will book the places once he has received confirmation from the Councillors.

**13. Items for information:**

The Clerk referred to a new consultation from TWBC called 'Site Allocations DPD' for which comments are due back by 21 March 2016. The Committee considered the document and have no comments to make. The document will be distributed to the Full Council for any comments from other Councillors.

The date for the next meeting is to be confirmed.

There being no further business the meeting closed at 8.57pm.

Chairman