

# Minutes of The Planning Committee of Speldhurst Parish Council

Meeting held in The Village Hall, Langton Green  
on Wednesday, 9<sup>th</sup> January 2008 at 8pm

Present : Cllr. Dixon (Chairman)  
Cllr. Crundwell  
Cllr. Ellis  
Cllr. Mrs Podbury  
Cllr. Stevens  
Cllr. Wheeler

Apologies: Cllr. Jukes  
Cllr. Palmer

Two members of the public – Meadow Cottage

## **07/03943/FUL/BD1**

Declarations: None were disclosed  
Address: Tanglewood, Claytons Lane, Speldhurst  
Proposal: Proposal amended to read: Demolition of the existing building and the rebuilding of a two storey house  
Decision: Our previous comments apply; Remain Neutral but would comment : design is out of keeping with surrounding properties and we question whether the proposal enhances the natural beauty and special landscape of the area.

## **07/03998/FUL/NR2**

Declarations: None were disclosed  
Address: Groombridge Place  
Proposal: Variation of condition 15 of TW/92/01311 to allow for the holding of special events  
Decision: This application is still confusing. There is no objection to the request to extend hours for the balloon or firework events. There was concern as to whether any variation of condition 15 might allow events to be held in other areas of Groombridge Place. We would not agree to that possibility. Unable to follow the reply from the applicant as the letter from the planners to the applicant was not attached. Further clarification would be appreciated.

## **07/04122/FUL/BS1**

Declarations: None were disclosed  
Address: Highfield, Penshurst Road, Speldhurst  
Proposal: Two storey rear extension and conversion of existing garage to games room and guest room. Erection of new double garage.  
Decision: Remain Neutral – comment : request there be a non-severance condition on the converted garage.

**07/04262/FUL/RE4**

Declarations: None were disclosed  
Address: Meadow Cottage, Ferbies, Speldhurst  
Proposal: Demolition of existing and construction of two storey side extension with associated alterations  
Decision: Remain Neutral – Comment : concern was expressed as to overlooking of neighbours gardens from rear dormer windows. Preference was expressed for velux type roof lights.

**07/04305/TPO/DMD**

Declarations: None were disclosed  
Address: 24 The Boundary, Langton Green  
Proposal: Trees – 2 no Oak (T1 and T2) Fell  
Decision: Remain Neutral – leave to Tree Officer

**07/04374/FUL/SF1**

Declarations: None were disclosed  
Address: 17 Ryders, LangtonGreen  
Proposal: Single storey side extension  
Decision: Remain Neutral – leave to Planning Officer

**TW/07/04375/FUL/SF1**

Declarations: None were disclosed  
Address: 20 Great Footway, Langton Green  
Proposal: Single storey rear extension  
Decision: Remain Neutral – leave to Planning Officer

**TW/07/04383/FUL/EG1**

Declarations: None were disclosed  
Address: Watson Hall Institute  
Proposal: Amendments to 04/02122  
Decision: Recommend Refusal – We have no problem with the WatsonHall replacement unit but consider the dwelling at the rear of the site to be over intensification and out of keeping with the overall scale of the development. The proposed garage at the rear is also out of character. The overall scheme at the rear of the site is confusing as there appears to be a loss of parking spaces and lack of turning ability. This can only result in increased parking to the front of the development, which is undesirable in a Conservation Area.

**TW/07/04401/FUL/SF1**

Declarations: None were disclosed  
Address: 27 Holmewood Ridge, Langton Green  
Proposal: Removal of condition 3 (retrospective) of TW/05/02799 relating to windows on first floor eastern elevation and the requirement for them to be fitted with obscure glass and non-opening  
Decision: Recommend Refusal – the original condition should be enforced.

**TW/07/04416/FUL/NR2**

Declarations: None were disclosed  
Address: Broxmead, Ewehurst Lane, Speldhurst  
Proposal: Replacement garage  
Decision: Recommend Approval – the application enhances the development

**TW/04462/FUL/IS1**

Declarations: None were disclosed  
Address: Police Houses, Speldhurst Road, Langton Green  
Proposal: Demolition of existing houses and construction of 6 dwellings (4 x 2 bed and 2 x 3 bed) and access road  
Decision: Recommend Refusal – the reasons for this recommendation are the same as for the previous application : The proposal is immediately adjacent to the Conservation Area and properties appear out of keeping with the street scene. The development is cramped and will probably have to support at least 12 cars. An important point to consider, where occupants are likely to be young families, is that the adjacent primary school is currently over-subscribed. The extra traffic will exacerbate the volumes on an already busy and narrow through road.

**TW/07/04508/TPO/DMD**

Declarations: None were disclosed  
Address: Little Foxes, Stonewall Park Road, Langton Green  
Proposal: Trees – various  
Decision: Remain Neutral – leave to Tree Officer

**TW/07/04472/REM/NR2**

Declarations: None were disclosed  
Address: Pixie Cottage, Stonewall Park Road, Langton Green  
Proposal: Reserved matters (TW/05/00896) erection of new dwelling  
Decision: Recommend Refusal – the development will overlook Pixie Cottage`s back garden to an unacceptable degree.

5. Items for Information

The Committee agreed that a letter be sent to TWBC as to whether 106 contribution was being considered for High Way / Badgers Wood development.

Cllr. Crundwell reported that a Parish Council solicitor`s letter had been sent to TWBC re conflict of interest re Rusthall Elms / Middlefield application.

Paul Cole, Enforcement Officer, should be contacted regarding a container recently deposited at Smallbrook Farm / fields and other activity.

The Chairman reported on various decisions from TWBC.

**CHAIRMAN**