



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 Tuesday 11th September 2012 at 7.30pm

MEMBERS PRESENT: Cllr Langridge (Chairman), Cllrs Mrs Horne, Mrs Hull, Mrs Podbury, Hemming and Turner

OFFICER PRESENT: Mrs Meirion Flemington – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There were two members of the public present.

1. **Apologies and Reasons for Absence:** Cllr Mrs Soyke (prior engagement)
2. **Declarations of Interest:** Cllr Langridge – TW/12/02305 – 1 Ryders
All Members present – TW/12/02164 – Ashurst Cricket Clubhouse – Cllr Mrs Soyke is the Chairman of Ashurst McDermott Hall Trust, a Parish Councillor and member of the SPC Planning Committee and a Borough Councillor and member of the TWBC Planning Committee
3. **Declarations of Lobbying:** There were none
4. **The Minutes of 21st August 2012** were signed as a correct record.
5. **Matters Arising:**
 - Neighbourhood Planning:** More volunteers have come forward for the Working Group and additional volunteers will be sought through the village magazines and the October Open meeting.
 - Tunbridge Wells South Wastewater Treatment Works:** Cllr Langridge and the Assistant Clerk met representatives of 4D working on behalf of Southern Water on 24th August to discuss the highway implications of these works. They will put appropriate signage on the roads and have submitted an article for Langton Life.
 - Planning Appeals:** Dashpers, Stonewall Park Road, Langton Green and Newlands, Furzeffield Avenue, Speldhurst are on-going Planning Appeals.
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 two members of the public present, who spoke in connection with TW/12/02164 and made the following comments:

- They hope to get the proposed Nursery registered for up to 20, and probably 16, children
- They anticipate children attending from Ashurst, Blackham and Groombridge
- The existing rough area adjacent to the clubhouse will be fenced off as a play area and for safety reasons

TW/12/02164/FUL/SF1

Location: Ashurst Cricket Clubhouse, Ashurst Hill, Ashurst, Royal Tunbridge Wells
Proposal: Change of use of pavilion from D2 (Assembly and Leisure) to mixed D2 (Assembly and Leisure), D1 (Non-residential Institution – Day Nursery) and sui generis (Celebration Functions – 10 per year)

Decision: Remain neutral – leave to Planning Officer

Comments: Speldhurst Parish Council consider that the principle of a Nursery is well worth supporting.

Concern is expressed however regarding the safety of children in respect of the fact that no fenced area is included in the application, and this will also have relevance to children potentially straying down to the riverside. Concern is also expressed about the potential danger of flooding with the associated risk to children in the building. As it is anticipated that there could be up to 20 children daily in the Nursery there will be an increase in traffic onto the A264 at busy times of day. This area is known to be one where speeding is already an issue. Whilst we understand D1, D2 and sui generis we are unclear about what the change to mixed D2 means and would like clarification.

TW/12/02257/LBC/NR2

Location: The Cottage, Groombridge Hill, Groombridge, Royal Tunbridge Wells
Proposal: Listed Building Consent: Alteration to walls and gate piers at entrance

Decision: Remain neutral – leave to Conservation Officer

TW/12/02305/TPO/DMD

Location: 1 Ryders, Langton Green, Royal Tunbridge Wells
Proposal: TREES: T1 SYCAMORE – Fell

Decision: Remain neutral – leave to Tree Officer

TW/12/02377/HOUSE/SF1

Location: 26A Holmewood Ridge, Langton Green, Royal Tunbridge Wells
Proposal: Decking around raised swimming pool

Decision: Remain neutral – leave to Planning Officer

Comment: The plans accompanying the application are poor in presentation and technical detail e.g. no reference to the height of the decking.

TW/12/02408/TPO/DMD

Location: 1 Roopers, Speldhurst, Royal Tunbridge Wells

Proposal: TREES: T1 CYPRESS – Fell; G4 CYPRESS HEDGE – Reduce height to 6m

Decision: Remain neutral – leave to Tree Officer

Comments: The Beech tree which it is proposed to fell is not mentioned in the proposal description in the actual application heading. On a previous application we mentioned and would like to reiterate that the balance of the oak tree should be maintained.

TW/12/02410/TPO/DMD

Location: Miles, Ferbies, Speldhurst, Royal Tunbridge Wells

Proposal: TREES: OAK – Cut back branches to provide a 1.5m clearance from roof

Decision: Remain neutral – leave to Tree Officer

Comments: The Beech tree which it is proposed to fell is not mentioned in the proposal description in the actual application heading. On a previous application we mentioned and would like to reiterate that the balance of the oak tree should be maintained.

7. Items for Information:

Cllr Mrs Hull raised the matter of the fungus on a mature tree in Roopers/Ferbies. **The Clerk is investigating.**

Cllr Mrs Hull referred to an article in The Times stating that cabinets and lines for Broadband will not need planning approval.

Cllr Langridge referred to an Oak tree in Gipps Cross Lane which he has enquired about whether or not it has a TPO and to a dying tree in Gipps Cross Lane.

The Assistant Clerk reported on the matter of the trees that have been felled at the junction of Burnt House Lane. Following one of these trees falling across Langton Road earlier this year Kent Highway Services requested the landowner to employ a tree consultant to survey the trees and advise on the appropriate course of action to ensure the danger of further trees falling across the road was reduced. The felling was carried out as a result of this, no further felling is planned and Dan Docker TWBC Tree Officer has advised that natural regeneration of the area will be more appropriate than replanting.

The date of the next meeting is to be confirmed.

There being no further business the meeting closed at 20.27pm

Chairman