



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

Minutes of a Planning Committee Meeting held on Thursday 8th June at 7.30pm in the Council Offices, Langton Green Village Hall

MEMBERS PRESENT: Cllrs Mrs Price (Chairman), Mrs Jeffreys, Parker and Mercieca.

OFFICER PRESENT: Mrs K Harman – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There were no members 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 Cllrs Mrs Horne, Turner and Allen (all prior engagements)
3. **Disclosure of Interests:** There were none.
4. **Declarations of Lobbying:** There were none.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on 17th May 2017 be approved as a correct record and signed by the Chairman.
6. **Matters Arising:**

The Assistant Clerk reminded Councillors of the following guidelines regarding receiving communication and in particular correspondence, from members of the public:-

 - a) Pass any correspondence received from members of the public to the Clerks for a response on behalf of SPC. Councillors must not respond personally however they can advise the Clerks on the content of a response.
 - b) Any correspondence received must be declared as lobbying.
7. **Public Open Session** –There were no members of the public present.

8. Planning appeals –

16/07423/FULL 1 Bullingstone Cottage, Bullingstone Lane, Speldhurst.

Proposal to remove bank to front of house and provide for off road parking with retaining wall and landscaping and gate to entrance. Construct summer house at top of garden.

9. Local Plan: Issues and Options and Draft Landscape Character Assessment SPD: TWBC Call For Additional Sites:

to consider a Parish Council response – following discussion at the Full Council meeting on 5th June, Councillors agreed the following responses which are in addition to the responses detailed in the minutes of the Planning Committee meeting on 17th May:-

Question 10: Please let us know your preferred option or combination of options in order of preference (where 1 is most preferred and 5 is least preferred). If you tick the 'A combination of options' box, please state your preferred combination of Options in Question 10a.

Option 1: 1; Option 2: 4; Option 3: 5; Option 4: 1; Option 5: 1.

Question 10a: If you prefer a combination of options, please state which ones.

Initially Option 1 in the short term, with Options 4 and 5 in the medium to longer term.

Question 11: What views do you have about the possibility of a new settlement somewhere in the borough providing for future development needs?

We support the idea of a new settlement in principle, if a suitable location can be found, preferably outside the AONB and green belt.

Question 12: Do you think we have considered and identified all reasonable options for accommodating future development growth within the borough?

Yes

Question 12a: If No please set out what other options for accommodating future development growth within the borough you think should be considered.

The Borough Council should consider whether by seeking to fulfil the 13,000 quota, it would endanger the quality of our environment and therefore whether it should pursue a lower housing target.

We are concerned about the loss of designated countryside and the historical character of our towns and villages, the pressure on infrastructure; particularly education and health and overcrowded roads.

10. Planning applications for discussion and decision:

17/01606/FULL

Location: 2 Hither Chantlers, Langton Green, Royal Tunbridge Wells, Kent TN3 0BJ

Proposal: Enlarge previously approved Planning Consent 17/00453/FULL (Two storey rear extension (partially submerged), first floor side extension, loft conversion including rear dormer, single storey side extensions, two rear balconies, rear terrace, replacement windows and external wall finishes, associated internal alterations) – Enlarge rear extension by 1 metre at ground floor level and associated fenestration alterations.

Decision: Remain neutral – leave to Planning Officer.

17/01693/FULL

Location: Priestfield Stables, Old House Lane, Fordcombe, Royal Tunbridge Wells, Kent TN3 0RE

Proposal: Variation of Condition 2 (Plans) of Planning Consent 15/506014/FULL (Demolition of existing dwelling and partial demolition of outbuildings, erection of replacement dwelling) – To allow for revisions to the approved scheme (use of traditional materials to match existing barns and to remove the ridge

rooflight for budget reasons). The condition to be varied so the development can be carried out in accordance with revised drawing no. 5468/1.

Decision: Remain neutral – leave to Planning Officer.

17/01706/FULL

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

Proposal: Proposed demolition of bungalow and garage and proposed new dwelling house and garage.

Decision: Remain neutral – leave to Planning Officer.

17/01607/OUT

Location: Garages Adjacent to Pax Cottage, Stockland Green Road, Speldhurst, Tunbridge Wells, Kent

Proposal: Outline (Appearance, Layout, Scale) – Proposed demolition of three garages and erection of a single storey detached dwelling.

Decision: Remain neutral – leave to Planning Officer.

17/01329/TPO

Location: 6 The Boundary, Langton Green, Tunbridge Wells, Kent TN3 0YB

Proposal: Trees: Various native woodland species – Cut back to boundary line at rear.

Decision: Remain neutral – leave to Tree Officer.

17/01763/FULL

Location: Dragonfly Farm, Langton Road, Speldhurst, Royal Tunbridge Wells, Kent TN3 0NR

Proposal: Variation of Condition 2 (Plans) of Planning Consent 15/500571/FULL (Demolition of existing office/shop and display area and erection of replacement building for packing and preparation of herbs and specialist foodstuff, farm shop and ancillary café area) – Proposed changes due to use of timber frame including: Changing external cladding from horizontal to vertical; Increasing the height of the building by 287 mm to accommodate the use of timber frame construction; Provision of timber portal frame structure and timber lintel above bi-fold doors on the north elevation raising the roof ridge by 287 mm.

Decision: Remain neutral – leave to Planning Officer.

11. Items for Information:

- The Assistant Clerk asked Councillors to confirm what information they would like confirmed when a Decision Notice from TWBC is circulated via email.

Date of the next meeting: **Wednesday 5th July 2017.**

There being no further business the meeting closed at 8.14 pm.

Chairman