



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 10<sup>th</sup> November 2014 at 7.30pm**

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**MEMBERS PRESENT:** Cllrs Mrs Horne (Chairman), Mrs Hull, Mrs Podbury, Langridge, Turner and Milner (ex-officio)

**OFFICER PRESENT:** Mrs M Flemington – Assistant Clerk

**MEMBERS OF THE PUBLIC PRESENT:** There were two 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. **Apologies and reason for absence:** Cllr Barrington-Johnson (prior engagement)
3. **Disclosures of Pecuniary or Non-Pecuniary Interest:** Cllr Turner declared a non-pecuniary interest in application TW/14/504489.
4. **Declarations of Lobbying:** There were none.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on **8<sup>th</sup> October 2014** were approved and signed as a correct record.
6. **Matters Arising:**

**Paperless planning and e-consultation** – The Assistant Clerk updated members. Several Councillors expressed concern that public comments are not always available on the website. **The Assistant Clerk to report this.**

**Trees** – The Assistant Clerk reported that she is trying to get an update on the replanting condition at No. 1 Roopers.
7. **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 two members of the public present who spoke in respect of applications TW/14/504162 & 504167. They said that they are the applicants and that the downstairs wet room is necessary for health reasons. They said that the proposal is the minimum size necessary and a sympathetic design and the two immediate neighbours are supportive. They also said that the extension is designed in such a way that it would be easy to remove in the future if required.

It was agreed to bring these applications forward on the agenda.

**TW/14/504162/FULL**

Location: Etherton Lawn, Stockland Green Road, Speldhurst, Royal Tunbridge Wells  
Proposal: Single storey extension to provide accessible wc, shower and utility storage at ground floor including new opening in external wall of existing house

Decision: Remain neutral – leave to Planning Officer

**TW/14/504167/LBC**

Location: Etherton Lawn, Stockland Green Road, Speldhurst, Royal Tunbridge Wells  
Proposal: Listed building consent - Single storey extension to provide accessible wc, shower and utility storage at ground floor including new opening in external wall of existing house

Decision: Remain neutral – leave to Conservation Officer

The public open session was closed and the two members of the public left the meeting.

8. Planning appeals – update situation  
13/02959/TPO - 4 Newlands, Langton Green – the appeal has not been determined yet.

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

**TW/14/503117/FULL**

Location: 131 Lower Green Road, Rusthall, Royal Tunbridge Wells  
Proposal: Single-storey rear extension, alteration of window openings, pitched roof to bay windows, new porch, landscaping of front garden to enlarge parking area, new doors to garage and rendering of brick external walls

Decision: Remain neutral – leave to Planning Officer

**TW/14/503059/FULL**

Location: Blackberry Cottage, 11 Northfields, Speldhurst, Royal Tunbridge Wells  
Proposal: Single storey rear extension

Decision: Remain neutral – leave to Planning Officer

**TW/14/503638/FULL**

Location: The Old Butchers, Bird in Hand Street, Groombridge, Royal Tunbridge Wells  
Proposal: Erection of new driveway access gates and their proposed re-positioning

Decision: Remain neutral – leave to Planning Officer

Comment: Concern expressed that the proposed gates are not sympathetic within the Conservation Area

**TW/14/503804/FULL**

Location: Brambleshaw, Bullingstone Lane, Speldhurst, Royal Tunbridge Wells  
Proposal: Oak framed garage/store building with home office/gym at first floor

Decision: Remain neutral – leave to Planning Officer

Comment: If TWBC is minded to grant planning consent we would ask that there is a non-severance condition

**TW/14/503805/FULL**

Location: 70 Dornden Drive, Langton Green, Royal Tunbridge Wells  
Proposal: First floor side extension

Decision: Remain neutral – leave to Planning Officer

**TW/14/503822/FULL**

Location: Conifers, Furzefield Avenue, Speldhurst, Royal Tunbridge Wells  
Proposal: Part two-storey, part single storey rear extensions

Decision: Remain neutral – leave to Planning Officer

**TW/503874/TCA**

Location: Little Stonewall, Speldhurst Road, Langton Green, Royal Tunbridge Wells  
Proposal: Trees in Conservation Area Notification – Fell Sycamore trees and lop/prune others due to excessive shading which is forcing other species to lean in search of light

Decision: No comment

**TW/504142/COUNTY**

Location: Broomhill Bank School, Broomhill Road, Royal Tunbridge Wells  
Proposal: Regulation 3 (KCC) New Dance Studio, changing room and extension to 3 no. existing classrooms including new external ramp and steps.

Decision: Remain neutral – leave to Planning Officer

**TW14/504179/FULL**

Location: Sunset Cottage, 3 Peshurst Road, Speldhurst, Royal Tunbridge Wells  
Proposal: Dormer and gable to front elevation and crown roof dormer to rear elevation

Decision: Remain neutral – leave to Planning Officer

**TW/14/504249/FULL**

Location: Fairlawn, Speldhurst Road, Langton Green, Royal Tunbridge Wells  
Proposal: Proposed single storey side/rear extension and dormer to rear

Decision: Remain neutral – leave to Planning Officer

Comment: Concern expressed at the close proximity of the proposed extension to the boundary of the property

**TW/14/504273/FULL**

Location: Little Farnham, Farnham Lane, Langton Green, Royal Tunbridge Wells

Proposal: Conversion of garage to studio/guest annexe

Decision: Remain neutral – leave to Planning Officer

Comment: If TWBC is minded to grant planning consent we would ask that there is a non-severance condition

**TW/14/504273/LBC**

Location: Little Farnham, Little Farnham Lane, Langton Green, Royal Tunbridge Wells

Proposal: Listed Building Consent – Conversion of garage to studio/guest annexe

Decision: Remain neutral – leave to Conservation Officer

Comment: If TWBC is minded to grant planning consent we would ask that there is a non-severance condition

**TW/14/504489/FULL**

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

Proposal: Demolition of 2 storey existing house and 1.5 storey outbuilding and construction of new 2 storey house and outbuilding

Decision: Remain neutral – leave to Planning Officer

Comment: If TWBC is minded to grant planning consent we would ask that there is a non-severance condition in respect of the outbuilding

**TW/14/504576/SUB**

**TW/14/154/R11 & R12**

Location: Langton Green Primary School, Lampington Row, Langton Green, Royal Tunbridge Wells

Proposal: Details of a biodiversity enhancement strategy pursuant to condition (11) and a revised school travel plan pursuant to condition (12) of planning permission TW/14/154

Decision: Remain neutral – leave to Planning Officer

Comment: Concern is expressed that Speldhurst Parish Council have not been consulted on the Travel Plan and consider it to be totally inadequate and in breach of the planning consent condition 12: 'Within 6 months of the date of this decision, a revised School Travel Plan, with initiatives to be developed in liaison with representatives from Speldhurst Parish Council, shall be submitted to and approved in writing by the County Planning Authority, and thereafter be implemented as approved and subject to ongoing monitoring and review.'

**10. Items for Information:**

Cllr Mrs Horne said that it is helpful that yellow planning notices are being posted on site and asked that this is reported back as a positive comment.

Cllr Langridge said he had not received the requested information from the Father Christmas World open day and asked if the Assistant Clerk could formally request it.

The date for the next meeting is to be confirmed.

There being no further business the meeting closed at 8.30pm

Chairman