



Speldhurst  
Parish Council

Working for the  
whole community

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> March 2014 at 7.30pm**

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**MEMBERS PRESENT:** Cllr Langridge (Chairman), Mrs Horne, Mrs Podbury, Mrs Soyke and Turner

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

**MEMBERS OF THE PUBLIC PRESENT:** There were no members of the public present

1. **Apologies and Reasons for Absence:** Cllr Mrs Hull (prior engagement)
2. **Declarations of Interest:** There were none
3. **Declarations of Lobbying:** There were none
4. **Minutes:** It was **RESOLVED** that the minutes of the Planning Committee meeting held on 10<sup>th</sup> February 2014 were approved and signed as a true record.
5. **Matters Arising:**

S 106 developer contributions – a schedule had been received from TWBC and the only case within the parish recently was the Middlefield/Rusthall Elms development.

Development of redundant agricultural buildings – Cllr Mrs Podbury had circulated an article from the Planning portal regarding the Government proposals to introduce permitted development rights for redundant agricultural buildings and the possible exemption of National Parks and Areas of Outstanding Natural Beauty.

KCC property and planning law update – this was circulated to members.

Trees – the map of TPOs within the parish has not yet been received from TWBC.

Cllr Mrs Podbury reported that the quality of plans printed from TWBC website can be very poor and that this is an issue for the paperless planning system TWBC is proposing. **The Assistant Clerk to advise TWBC.**

Cllr Langridge referred to the stables on land adjacent to the A264 Langton Road. **The Assistant Clerk to contact TWBC Enforcement Officer again.**
6. **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 no members of the public present.

7. Planning appeals – update situation  
30 Holmewood Ridge, Langton Green – the appeal has not been determined yet.  
Northfield Lodge, Langton Green – the appeal has not been determined yet.  
4 Newlands, Langton Green – this appeal has been lodged since the last meeting.  
The Old Dairy, land and buildings, Barden Road, Speldhurst – this appeal has been dismissed by the Planning Inspectorate since the last meeting.
8. Planning applications for discussion and decision.

**TW/13/03768/LBC/CO1**

Location: Shirley Hall, Leggs Lane, Speldhurst, Royal Tunbridge Wells  
Proposal: Listed Building Consent – Installation of external flue to roof of stable block for biomass boiler

Decision: Remain neutral – leave to Conservation Officer

**TW/14/00224/HOUSE/SH6**

Location: Shaw house, Barden Road, Speldhurst, Royal Tunbridge Wells  
Proposal: Remodelling of façade, two storey extension to north east elevation with Juliette balcony and conservatory to side/rear

Decision: Remain neutral – leave to Planning Officer

**TW/14/00345/HOUSE/CO1**

Location: 6 Waterfrets Cottages, Burnt House Lane, Langton Green  
Proposal: Erection of rear conservatory

Decision: Remain neutral – leave to Planning Officer

**TW/14/00443/FULL/RE4**

Location: The Old Saw Mill, Langton Road, Speldhurst, Royal Tunbridge Wells  
Proposal: New dwelling and change of use of remaining area of builders yard to Class B1 office use (part retrospective)

Decision: Remain neutral – leave to Planning Officer

Comments: Speldhurst Parish Council repeats the comments from the previous application in November 2013. We question the need for having two office buildings on the site. If Tunbridge Wells Borough Council is minded to grant planning consent for the office buildings we would request that there is a non-severance clause and that Class B1 office use is maintained and cannot be altered.

**TW/14/00447/HOUSE/RE4**

Location: Sunset Cottage, 3 Peshurst Road, Speldhurst, Royal Tunbridge Wells

Proposal: Garage conversion

Decision: Remain neutral – leave to Planning Officer

**TW/14/00452/TPO/DMD**

Location: Belsay House, 4 Holmewood Ridge, Langton Green, Royal Tunbridge Wells

Proposal: Trees: CEDAR (T1) – Reduce central stem by 5-7m

Decision: Remain neutral – leave to Tree Officer

**TW/14/00528/HOUSE/SH6**

Location: 60 Dornden Drive, Langton Green, Royal Tunbridge Wells

Proposal: Single and two storey rear extension. Pitched roof to existing garage

Decision: Remain neutral – leave to Planning Officer

**9. Items for Information:**

Cllr Turner reported that the Speldhurst School crossing lights are still on all the time.

Cllr Mrs Soyke said the TWBC would like feedback on the merging of the Eastern and Western Planning Committees.

**The Assistant Clerk will circulate details of the KALC Planning Conference on 22<sup>nd</sup> March.**

The proposed date for the next meeting is 8<sup>th</sup> April 2014.

There being no further business the meeting closed at 8.20pm

Chairman