



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

Minutes of a Planning Committee Meeting held on Wednesday 19th April at 7.30pm in the Council Office, Langton Green Village Hall

MEMBERS PRESENT: Cllrs Mrs Horne (Chairman), Mrs Price, Mrs Jeffreys 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 were received from Councillors Allen and Turner (previous engagements) .
3. **Disclosure of Interests:** Cllr Mrs Price declared an interest in application 17/00855/FULL – the installation of a cricket practice net on Speldhurst Recreation Ground.
4. **Declarations of Lobbying:** There were none.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on **8th March 2017** be approved as a correct record and signed by the Chairman.
6. **Matters Arising:** There were none.
7. **Public Open Session** –There were no members of the public present.
8. **Planning appeals** - There were none. Cllr Mrs Horne noted that The Old Dairy in Speldhurst had been granted permission by TWBC with conditions imposed.
9. **Government Housing White Paper – Fixing our Broken Housing Marking: briefing paper.** Cllrs Mrs Horne, Mrs Jeffreys and Mrs Price had held a meeting to discuss SPC's feedback. Cllr Mrs Horne thanked Cllrs Mrs Jeffreys and Mrs Price for their input into the completion of the survey. The Assistant Clerk confirmed that she had entered SPC's response into the online survey. Cllr Mrs Horne said that this item could be removed from the agenda for now.

10. TWBC Call For Sites – Cllr Mrs Horne believes that the first tranche of sites would be going to TWBC Cabinet on 22nd June and Full Council on 20th July 2017.

11. Planning applications for discussion and decision:

17/00368/FULL

Location: Lock-up Garages Adjoining, 31 Salisbury Road, Langton Green, Royal Tunbridge Wells, Kent

Proposal: Retrospective – 1.5m high wooden fence.

Decision: Remain neutral - leave to Planning Officer.

17/00663/FULL

Location: White House, Stockland Green Road, Speldhurst, Royal Tunbridge Wells, Kent TN3 0TY

Proposal: Two-storey rear extension.

Decision: Remain neutral - leave to Planning Officer. Councillors noted the following: “We would welcome a site visit from TWBC for them to ascertain the status of the site”.

17/00729/FULL

Location: 4 Little Footway, Langton Green, Royal Tunbridge Wells, Kent TN3 0DF

Proposal: Demolition of single storey garage and outbuildings and construction of one and two-storey side extensions to be used as a Granny Annexe together with single storey kitchen extension and internal alterations: Extend existing vehicle crossover by a further 2 metres.

Decision: Remain neutral - leave to Planning Officer.

17/00829/LBC

Location: 12 Bird in Hand Street, Groombridge, Royal Tunbridge Wells, Kent TN3 9QJ

Proposal: Listed Building Consent – Additional rails on internal stairs, in toilet and between rooms.

Decision: Remain neutral - leave to Conservation Officer.

17/00728/LDCEX

Location: Millford House, Penshurst Road, Speldhurst, Royal Tunbridge Wells, TN3 0PH

Proposal: Lawful Development Certificate (Existing) – Retrospective change of use of agricultural land to residential curtilage.

Decision: Application already permitted by TWBC.

17/00610/LAWPRO

Location: Herons Oast Farm, Speldhurst Road, Langton Green, Tunbridge Wells, Kent TN3 0JW

Proposal: Lawful Development Certificate (Proposed): Removal of existing structure and replacement with eco-friendly structure.

Decision: We believe this application has been withdrawn and would wish to be consulted if this is not the case.

17/00733/FULL

Location: Herons Oast Farm, Speldhurst Road, Langton Green, Tunbridge Wells, Kent TN3 0JW

Proposal: Single-storey side and two-storey rear extensions; Replace windows and doors; Replace upper level tiling with weatherboarding; Form additional windows in oast at first floor.

Decision: Remain neutral - leave to Planning Officer.

17/00801/FULL

Location: 54 Dornden Drive, Langton Green, Royal Tunbridge Wells, Kent TN3 0AF

Proposal: Demolition of former extension; Erection of rear orangery, single storey porch, two-storey front extension and internal alterations.

Decision: Remain neutral - leave to Planning Officer.

17/00885/FULL

Location: The Barn, Pokehill Farm, South Farm Lane, Langton Green, Royal Tunbridge Wells, Kent TN3 9JN

Proposal: Removal of Variation of Condition 2 (Plans) of 13/00485/FUL (Replacement dwelling) – Alterations to roof design.

Decision: Remain neutral - leave to Planning Officer.

17/00855/FULL

Location: Recreation Ground, St Marys Lane, Speldhurst, Royal Tunbridge Wells, Kent

Proposal: Installation of a single lane cricket practice net to recreation ground in western corner, abutting existing basketball net and children's play area.

Decision: Recommend approval.

17/00994/LBC

Location: 2 The Walks, The Green, Groombridge, Royal Tunbridge Wells, Kent TN3 9QH

Proposal: Listed Building Consent – Extension of en-suite for bedroom two by bringing an internal wall and door forward.

Decision: Remain neutral – leave to Conservation Officer.

17/00851/FULL

Location: The Pond House, Ashurst Road, Ashurst, Royal Tunbridge Wells, Kent TN3 9SY

Proposal: Single storey rear extension.

Decision: Remain neutral - leave to Planning Officer.

17/00850/LAWPRO

Location: 25 Asher Reeds, Langton Green, Royal Tunbridge Wells, Kent TN3 0AL

Proposal: Lawful Development Certificate (Proposed) – Single storey rear extension.

Decision: Remain neutral - leave to Planning Officer.

17/01138/FULL

Location: 125 Lower Green Road, Royal Tunbridge Wells, Kent TN4 8TT

Proposal: Single storey rear extension with storage under.

Decision: Remain neutral - leave to Planning Officer.

17/01008/FULL

Location: Wisteria Cottage, 2 Southfields, Speldhurst, Royal Tunbridge Wells, TN3 0PD

Proposal: Demolition of existing single garage, two storey side and rear extension and attached double garage.

Decision: Remain neutral - leave to Planning Officer.

17/01127/TPO

Location: 21 The Boundary, Langton Green, Royal Tunbridge Wells, Kent TN3 0YA

Proposal: Trees: T1 (Oak) – Remove three branches, T2, T3, T4 (Oak) – Crown lift to 5 metres, T5 (Pine) - Fell

Decision: Remain neutral - leave to Tree Officer.

Concern was raised by Councillors that site notices were not always visible, particularly bearing in mind TWBC's new policy of no longer notifying neighbours of new applications. It was agreed that the Assistant Clerk would include "We are concerned that we could not locate the site notice" with the comments for 17/00801/FULL - 54 Dornden Drive, 17/01138/FULL – 125 Lower Green Road and Cllr Mrs Price agreed to visit 17/01008/FULL - Wisteria Cottage to check if that site notice was visible.

12. Items for information:

- Cllr Mrs Horne noted that the application for Millstream Cottage, Ashurst which had concerns over flooding and access had been refused by TWBC.
- Cllr Mrs Jeffreys thanked Cllr Mrs Horne for all her hard work chairing the Planning Committee. Cllr Mrs Horne thanked all the Councillors for their help and support during her tenure. It was noted that the election of a new Chairman for the Planning Committee would be on May's agenda.
- The Assistant Clerk suggested Wednesday 17th May as the next Planning Committee meeting which is to be confirmed.

There being no further business the meeting closed at 8.15pm.

Chairman