



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 12th November 2013 at 7.30pm

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

OFFICER PRESENT: Mrs M Flemington – Assistant Clerk

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

1. **Apologies and Reasons for Absence:** Cllr Mrs Soyke and Cllr Turner (both 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 30th September 2013 were approved and signed as a true record.
5. **Matters Arising:**
 - Planning Appeals:** The Assistant Clerk reported that the Planning Appeal in respect of an extension at 2 Great Footway, Langton Green – Application reference no. TW/13/01247 – Appeal reference no. APP/M2270/D/13/2202262 has been dismissed by the Planning Inspectorate. The Planning Appeal in respect of condition 9 (scheme for the enhancement of biodiversity) of the outline planning consent for a new detached dwelling at Northfield Lodge, Langton Green – Application reference no. TW/13/01194 is on-going.
 - Trees:** There was nothing to report.
 - Bradleys site:** Pre-application enquiries are taking place.
 - Agenda for Parish Chairmen's meeting on 3rd December:** It was **RESOLVED** that the following items be raised; inconsistency of decisions and concerns that Parish Council comments don't appear to be taken into account; concern that applications seem to be approved when there are major issues such as highways safety; forthcoming planning training sessions.
 - Rusthall Elms and Middlefield development paperwork:** It was **RESOLVED** that it is not necessary to retain the flood risk assessment report prepared in 2007.
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 eight members of the public present in connection with the planning application TW/13/03034 Tree Tops (land adjacent to) Stonewall Park Road, Langton Green and it was **RESOLVED** to bring this application forward on the agenda.

The applicant spoke and said that has read the objections and understands some of the concerns and that he has tried in the application to minimise impact and disruption and address these concerns.

Members of the public spoke and made the following comments on the application:

- The proposal encroaches on an Area of Landscape Importance and the Conservation Area
- The scale of the proposal is considerably in excess of and out of character with other properties in the vicinity
- Inadequate on-site parking is provided as part of the application and there is no road frontage
- The site has considerable tree and wildlife value and a significant number of trees would be removed
- The application could set a precedent for building in other quarries or in the last remaining 'green' areas of Langton Green

TW/13/03034/FULL/GM2

Location: Tree Tops (land adjacent to) Stonewall Park Road, Langton Green, Royal Tunbridge Wells

Proposal: Construction of part one and a half and part two and a half storey detached dwelling with integral garage, partially dug into site, and alterations to existing driveway

Decision: Recommend refusal

Comments: We note from Tunbridge Wells Borough Local Development Framework Site Allocations DPD Appendix 1: Villages and Rural Areas that the majority of the site is designated as an Area of Landscape Importance EN22 and lies within a Conservation Area, and that development of this site would be contrary to Core policy 4: Environment and Core Policy 14: Development in Villages and Rural Areas. Development in this location would have an adverse impact on the character of the surrounding area and Conservation Area. It would also be extremely difficult to provide a safe access into the site. It is also noted that the Tunbridge Wells borough Council Tree Officer does not support this application.

TW/13/02189/FUL/EG1

Location: Mill Farm, Broomhill Road, Royal Tunbridge Wells

Proposal: Variation of Condition 4 of TW/13/02979/FUL – the use hereby permitted shall be restricted to a maximum of two employees at any single time. No additional staff shall be employed in connection with the development without the prior written approval of the Local Planning Authority

Decision: Remain neutral – leave to Planning Officer

TW/13/02691/HOUSE/HW1

Location: 21 Northfields, Speldhurst, Royal Tunbridge Wells

Proposal: Retrospective – New garden shed/outbuilding

Decision: Remain neutral – leave to Planning Officer

TW/13/02833/FUL/SF1

Location: The Crown Inn, The Green, Groombridge, Royal Tunbridge Wells

Proposal: Retrospective – Replace smoking shelter with 2 No 4sq metre parasol umbrellas

Decision: Remain neutral – leave to Planning Officer

Comment: We consider this a conservation issue

TW/13/02953/HOUSE/EA1

Location: 15 Upper Profit, Langton Green, Royal Tunbridge Wells

Proposal: Two-storey rear extension

Decision: Remain neutral – leave to Planning Officer

TW/13/02994/TPO/DMD

Location: 15A Hither Chantlers, Langton Green, Royal Tunbridge Wells

Proposal: Trees: BEECH (T1) – Fell

Decision: Remain neutral – leave to Tree Officer

TW/13/02947/HOUSE/SF1

Location: 14 Northfields, Speldhurst, Royal Tunbridge Wells

Proposal: Demolish garage and form pitched roof first floor extension

Decision: Remain neutral – leave to Planning Officer

TW/13/02959/TPO/DMD

Location: 4 Newlands, Langton Green, Royal Tunbridge Wells

Proposal: TREES: 1 No ASH – Reduce and shape to leave tree with a height and spread of approximately 30 feet

Decision: Remain neutral – leave to Tree Officer

TW/13/02979/FULL/CP3

Location: Newlands, Furzefield Avenue, Speldhurst, Royal Tunbridge Wells

Proposal: Demolition of existing single storey dwelling house and garage and erection of new dwelling with attached garage

Decision: Remain neutral – leave to Planning Officer

Comment: We recognise the neighbours' concerns regarding overlooking

TW/13/02994/TPO/DMD

Location: 15A Hither Chantlers, Langton Green, Royal Tunbridge Wells

Proposal: Trees: BEECH (T1) – Fell

Decision: Remain neutral – leave to Tree Officer

TW/13/03029/TPO/DMD

Location: 53 Hither Chantlers, Langton Green, Royal Tunbridge Wells

Proposal: Trees: RED OAK (T1) – Remove deadwood; Lift canopy to 5m over road and 2.5m over footpath

Decision: Remain neutral – leave to Tree Officer

TW/13/03047/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

Decision: Remain neutral – leave to Planning Officer

Comments: We question the need for having two office buildings on the site. If Tunbridge Wells Borough Council are 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/13/03074/HOUSE/EA1

Location: 4 Forstall, Langton Green, Royal Tunbridge Wells

Proposal: Single storey rear extension, first floor front extension, formation of front porch and minor alterations to replace planning permission TW/13/00894

Decision: Remain neutral – leave to Planning Officer

TW/13/03078/HOUSE/RH1

Location: Tosca, Furzefield Avenue, Speldhurst, Royal Tunbridge Wells

Proposal: Extension and loft conversion

Decision: Remain neutral – leave to Planning Officer

7. Items for Information:

Cllr Langridge and Cllr Mrs Podbury said that they have been having great difficulty accessing the TWBC planning website. This item is to be passed to the Parish Chairmen's meeting on 3rd December and there is website planning training at TWBC on 14th November.

Cllr Langridge reported that stabling has been erected and horses are grazing the land adjacent to the A264 by Rusthall House. **The Assistant Clerk to investigate.**

The date for the next meeting is Monday 9th December at 7.30pm in the Parish Council Office.

There being no further business the meeting closed at 8.45pm

Chairman