



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

Minutes of a Planning Committee Meeting held on Wednesday 3rd August 2016 at 7.30pm in the Council Office, Langton Green Recreation Ground

MEMBERS PRESENT: Cllrs Mrs Horne (Chairman), Allen, Barrington-Johnson (ex-officio), Milner (ex-officio) and Turner

OFFICER PRESENT: Mrs K Plunkett – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There were 5 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 Cllr Mrs Jeffreys (holiday), Cllr Mrs Lyle (holiday), Cllr Mrs Price (holiday) and Cllr Mercieca (holiday)
- 3. Disclosure of Pecuniary or Non-Pecuniary Interests:** There were none.
- 4. Declarations of Lobbying:** Cllr Mrs Horne said that she had been lobbied concerning Northleigh Cottage.
- 5. Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on **11th July 2016** be approved as a correct record and signed by the Chairman.
- 6. Matters Arising:** The assistant clerk said that the Tunbridge Wells Borough Site Allocations Local Plan was adopted on 20 July 2016. It is now relevant for planning purposes including development management and strategic planning.
- 7. Public Open Session:** There were 4 members of the public present to object to the Northleigh Cottage application and the applicant in support of his planning application.

Alan Ford spoke first to object to the application. He spoke about the following issues:

- The proposed house is too large for the plot.
- Weather-boarding will not fit in with other houses on the road
- There is a problem with traffic on the road which often becomes gridlocked. The site is also close to a blind bend. The road is an issue for school children who use this route.

- Experience of pulling out from the driveway of Northleigh Cottage over the past 25 years has proved that it is extremely dangerous. An accident is likely on this stretch of road.
- More off road parking is needed if the scheme goes ahead.

Carol Wishart lives next to Northleigh Cottage and is concerned that light will be blocked in her house. She said that lorries are often on the path.

Jean Angus lives next to Northleigh Cottage and she said that road safety is an important issue as cars go very fast around the bend into Speldhurst.

Richard Ellery spoke in support of his application. He included the following points:

- The plot is 40m from the blind bend which gives adequate stopping distance for vehicles travelling at 30mph.
- There is already a weather-boarded house on Barden Road so the new house will fit in well.
- The combined access to the two properties will give wider sight lines and make access safer than it is currently.
- Construction traffic will only be short term.
- One less parking space on Barden Road is not significant.
- Overall the site is 0.6 of an acre and will easily support 2 properties.
- Great care has been taken over the overshadowing issue and privacy lines will not be crossed so there should be no loss of light in habitable rooms of neighbouring properties.

16/05747/FULL

Location: Northleigh Cottage, Barden Road, Speldhurst, Royal Tunbridge Wells, TN3 0QD

Proposal: Demolition of existing flat roof garage attached to Northleigh Cottage and erection of new 4 bedroom dwelling with integral garage on land adjacent Northleigh Cottage.

Decision: Recommend refusal

Comments:

1. We feel the bulk and size of the proposed development and proximity to neighbouring properties would result in overdevelopment of the site and overshadowing of neighbouring properties.
2. We note the concern from residents about road safety issues on this very busy road.
3. If TWBC were minded to grant permission for the application, we request that construction vehicle movements are excluded during peak traffic times.
4. Given the conflicting factors for and against this application, we would ask for the application to be called in.

8. Planning appeals: The assistant clerk had nothing to report.

9. Planning applications for discussion and decision:

16/05666/FULL

Location: Holmewood House School, Barrow Lane, Langton Green, Tunbridge Wells, Kent, TN3 0EB

Proposal: Construction of a temporary haulage road from main drive to Block D site compound and installation of 4 No. portable temporary classrooms.

Decision: Remain neutral – leave to Planning Officer.

16/05925/TPO

Location: 27 The Boundary, Langton Green, Royal Tunbridge Wells, Kent, TN3 0YA

Proposal: G1 (1 No. Ash and 1 No. Holly) – fell ash, reduce holly by 2 metres; T2 (Ash) – remove three lowest branches overhanging the house; G3 (2No. Oak) – reduce oak nearest the house to a 3.5m high pollarded trunk, lightly re-shape second oak to balance shape.

Decision: Remain neutral – leave to Tree Officer.

16/05936/FULL

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

Proposal: Demolish garage and replace with two storey extension. Plus internal alterations.

Decision: Remain neutral – leave to Planning Officer.

16/505043/FULL

Location: Oakdene, Ewehurst Lane, Speldhurst, Royal Tunbridge Wells, Kent

Proposal: Replace two existing wooden garages with one two bay oak frame garage.

Decision: Remain neutral – leave to Planning Officer.

16/505273/FULL

Location: Green Tiles, Ewehurst Lane, Speldhurst, Tunbridge Wells, Kent, TN3 0JX

Proposal: (Retrospective) Change of use of former paddock to residential garden; installation of Kalrgester sewage treatment plant; erection of detached timber-framed double garage.

Decision: Remain neutral.

Comments: The change of paddock to residential garden would result in the loss of a bufferzone between residential land and open countryside within the Greenbelt and AONB.

16/505565/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.

16/505625/FULL

Location: 43 Dornden Drive, Langton Green, Royal Tunbridge Wells, Kent, TN3 0AE

Proposal: Proposed single storey rear extension and proposed first floor rear extension.

Decision: Remain neutral – leave to Planning Officer.

10. Items for information

The assistant clerk asked Committee members about availability for a planning meeting on 6th September. Cllr Mrs Horne said that she returns from holiday on 5th September and would delegate the decision on site visits to Cllr Mrs Price if she is available.

There being no further business the meeting closed at 8.30pm.

Chairman