



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

Minutes of a Planning Committee Meeting held on Monday 16th December 2019 at 7.30pm in the Council Office, Langton Green Village Hall

MEMBERS PRESENT: Cllrs Rowe (Chairman), Ellery and Milner (ex-officio).

OFFICERS PRESENT: Mrs Kate Harman – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There was one member 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 reasons for absence:** apologies were received from Cllr Mrs Woodliffe – illness; Cllr Mrs Price – prior engagement; Cllr Scarbrough – work commitment; Cllr Round – prior engagement and Cllr Turner – prior engagement.
3. **Disclosures of Interests:** there were none.
4. **Declarations of Lobbying:** there were none.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on **21st November 2019** be approved as a correct record and signed by the Chairman.
6. **Matters Arising:**
The Assistant Clerk advised that she was waiting for a response from TWBC for the application for a Lawful Development Certificate for an additional parking area adjacent to the pavilion.
7. **Public Open Session:** there was one member of the public present - Mr John Jeffrey of Rushetts in Langton Green regarding Herons Oast Farm. He voiced concern regarding the dangerous turning right out of the proposed development onto the Speldhurst Road with limited visibility. The application refers to an advisory 20mph however this is during school drop off and pick up hours only. He was concerned the proposed development would set a precedent for future development spreading towards Speldhurst.

It was noted that Councillors could consider and comment on the current application only and that they were unable to speculate on future proposals.

8. Planning Appeals:

19/01471/FULL

Location: Cedar House, Monteith Close, Langton Green.

Proposal: Erection of fence to part of boundary with Monteith Close, circa 1.9 metres high (retrospective).

9. Planning applications for discussion and decision:

19/03333/FULL

Location: Brakinston, Langton Road, Langton Green, Tunbridge Wells, Kent TN3 0DH

Proposal: Variation of Condition 2 (Approved Plans) of Planning Permission 18/02929/FULL (Demolition of attached garage, single storey lean-to and shed and erection of a single storey extension on the east side and two storey extension, including a balcony, on the west side) – Increase in ridge height by 450 mm; minor revisions to fenestration including change from new UPVC windows to new timber windows to east single storey extension; alignment of ridge to west two storey extension with existing ridge (Part retrospective).

Decision: Remain neutral, leave to Planning Officer.

19/03252/TCA

Location: Redhouse, Penshurst Road, Speldhurst, Tunbridge Wells, Kent TN3 0PB

Proposal: Tree in a conservation area notification – T1 (Beech) – Remove low forked bough.

Decision: Remain neutral, leave to Tree Officer.

19/032172/FULL

Location: Cedarwood, Penshurst Road, Speldhurst, Tunbridge Wells, Kent TN3 0PQ

Proposal: Demolition of garage and carport and erection of single storey rear and extension, plus first floor alterations and external rendering.

Decision: Remain neutral, leave to Planning Officer.

19/03287/TPO

Location: Belsay House, 4 Holmewood Ridge, Langton Green, Tunbridge Wells, Kent TN3 0BG

Proposal: Trees: Lime Tree (T1): Remove 3 no. secondary vertical stems developed from east and south branch stubs, re-reduce crown to original pruning “knuckles” at circa 2m from main stem, consider reducing main stem to circa 6m total height.

Decision: Remain neutral, leave to Tree Officer.

19/03281/TPO

Location: 18 Roopers, Speldhurst, Tunbridge Wells, Kent TN3 0QL

Proposal: Trees: Common horse chestnut (T4) – Reduce crown to a finished height of 16 metres above ground level.

Decision: We support this application.

19/03332/FULL

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

Proposal: Change of use of barn to create four dwellings with associated gardens, access, parking.

Decision: Remain neutral but we have concerns with limited visibility for vehicles turning right when exiting the site. Incorrect assumptions have been made in relation to the 20mph speed limit which is only advisory and only applies during school drop off and pick up times.

19/03206/FULL

Location: 6 Little Footway, Langton Green, Royal Tunbridge Wells, Kent TN3 0DF

Proposal: Proposed first floor rear extension.

Decision: Remain neutral, leave to Planning Officer.

19/03066/LBC

Location: The Old Rectory, Langton Road, Speldhurst, Royal Tunbridge Wells, Kent TN3 0NP

Proposal: Listed Building Consent – Rebuild Victorian Chimney Stack.

Decision: Remain neutral, leave to Conservation Officer.

10. Compliance Issues:

- a) The Old Dairy, Barden Road, Speldhurst – The Assistant Clerk was asked to contact the Enforcement Officer regarding the hedge on the boundary with the road being planted.

11. Items for information:

- a) Date of next meeting: Wednesday 15th January 2020.

There being nothing further to discuss, the meeting closed at 8.19pm.

Chairman