



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

Minutes of a Planning Committee Meeting held on Monday 21st December 2015 at 7.30pm in the Parish Council Office, Langton Green Recreation Ground

MEMBERS PRESENT: Cllrs Mrs Horne (Chairman), Mrs Hull, Allen, Merceica and Turner

OFFICER PRESENT: Mrs M Flemington – Assistant Clerk, Mrs K Plunkett – 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 reason for absence:** Cllr Mrs Jeffreys (prior engagement) and Cllrs Mrs Lyle (prior engagement)
3. **Disclosure of Pecuniary or Non-Pecuniary Interests:** There were none.
4. **Declarations of Lobbying:** There were none.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on **23rd November 2015** be approved as a correct record and signed by the Chairman.
6. **Matters Arising:**
 - Paperless planning and e-consultation** – there was nothing to report
 - Trees** – there was nothing to report.
 - TWBC Consultation** – this item was deferred to the end of the meeting and following discussion of the Consultation document the Committee **RESOLVED** to recommend to Full Council that the following comment is made on the Consultation:

As part of the Consultation process the Parish Council would ask for an explanation when the Planning application is determined with a decision contrary to the Parish's recommendation.
7. **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 7 below. The public open sessions may be limited to a time to be determined.

There was one member of the public present in respect of **15/509661/FULL** and this application was brought forward on the agenda for discussion and decision.

The member of the public read out a statement and made the following comments:

- This is another retrospective piecemeal application to create a permanent 'link' between Salomons Estate and Mill Farm.
- This application could open the floodgates for large theme park-style events, Mill Farm's land providing car park facilities with the link and track being used to ferry visitors onto the Estate.
- This application was withdrawn in March as it failed to provide appropriate justification for the creation of the link.
- Markerstudy claims the link is to be used for estate maintenance but the Estate has operated for many years without this access and it is questionable whether this is the only intended use.
- The link was initially created as a temporary measure for the Father Christmas World event but there has been ongoing use of the link, eg in the Estate's Easter weekend activities.
- Mill Farm is the venue for Hostile Environment Training which involves large explosions, semi automatic gunfire and horrific screaming and shouting.
- The plans demonstrate that the proposed sliding mechanism of the gates does nothing to prevent pedestrians on the Public Right of Way from walking straight into the path of vehicles.
- The noise in the valley has become industrial and commercial in nature. The valley falls within the 'Speldhurst Wooded Farmland' landscape, the 'comparative tranquillity and seclusion' of which should be protected.
- Last November a rear access road leading to Cobblestone Mews was created, yet another retrospective piecemeal application.
- There is still no Estate Management Plan and Mill Farm has now been renamed 'Sunnybank Farm', which calls into question the true intentions for the future.
- This application is for permanent development, contrary to Greenbelt policy which doesn't conserve the AONB.

The Committee discussed the application and **RESOLVED** to make the following recommendation to TWBC

15/509661/FULL

Location: Mill Farm, Broomhill Road, Royal Tunbridge Wells, TN3 0TD

Proposal: Part retrospective application for the creation of track linking the Salomons Estate and Mill Farm, including erection of gates and boundary fencing.

Decision: Recommend refusal

Comments:

- We are greatly concerned that this is yet another retrospective application in respect of the Salomons Estate, and this piecemeal approach to what is clearly a comprehensive development is unacceptable.
- We are concerned that the development of this track is urbanisation of a rural environment in an area of outstanding natural beauty.
- We are concerned that there is still no evidence of an estate management plan, hence the link could be used for purposes other than estate maintenance.
- If a permanent vehicular access link was formed from this application this would cross a public right of way and we would have concerns regarding public pedestrian safety.

8. Planning appeals:

The planning appeal in respect of 15/502971/LBC – Lower Church Farmhouse, Speldhurst Hill, Speldhurst following refusal by TWBC for an application for listed building consent to restore front door into the property, requiring removal of window and new front door in oak to the hallway of the house is ongoing.

The planning appeal in respect of 15/502582 – Little Stonewall Oast, Speldhurst Road, Langton Green following refusal by TWB for an application for ancillary residential use to oast, new first floor and fenestration changes is ongoing.

The planning appeal in respect of 14/506729 - Pokehill Farm, South Farm Lane, Langton Green following refusal by TWBC for an application for Conversion of a redundant stable building to two holiday lets with small extension is ongoing.

9. Planning applications for discussion and decision:

15/509249/FULL

Location: 68 Dornden Drive, Langton Green, Royal Tunbridge Wells, TN3 0AF

Proposal: Erection of two storey side extension and erection of single storey rear extension with insertion of rooflights.

Decision: Remain neutral – leave to Planning Officer.

15/508777/FULL

Location: 8 Great Footway, Langton Green, Tunbridge Wells, TN3 0DT

Proposal: Erection of single detached garage.

Decision: Remain neutral – leave to Planning Officer.

15/509794/TPO

Location: The Grove, Monteith Close, Langton Green, Tunbridge Wells, TN3 0AD

Proposal: TPO application to T1 Oak on rear side boundary – To reduce the crown overall by approx.. 2m – to suitable secondary growing points maintaining shape and form. T2 Oak on side boundary to the rear of the garage block – To reduce the crown overall by approx.. 3m to suitable secondary growing points maintaining shape and form.

Decision: Remain neutral - Leave to Tree Officer

15/509690/FULL

Location: 46 Asher Reeds, Langton Green, Royal Tunbridge Wells, TN3 0AR

Proposal: Proposed first floor side extension over existing ground floor attached garage, single storey rear extension and replacement of flat roof over porch to front elevation with new pitched roof.

Decision: Remain neutral – leave to Planning Officer.

15/509816/FULL

Location: 98 Dornden Drive, Langton Green, Royal Tunbridge Wells, TN3 0AJ

Proposal: Two storey side extension, single storey rear extension with skylights and erection of garage.

Decision: Remain neutral – leave to Planning Officer.

15/509911/FULL

Location: Linters Cottage, Bullingstone Lane, Speldhurst, Royal Tunbridge Wells, TN3 0JY

Proposal: Rear extension and associated works

Decision: Remain neutral – leave to Planning Officer.

10. Planning applications for information not statutory consultation:

15/509620/TCA

Location: Somerden, Groombridge Hill, Groombridge, Royal Tunbridge Wells, Kent, TN3 9QE

Proposal: Conservation area notification – 5no. Lime, crown reduction by 2 -3 metres, reduce branches nearest house by up to 3 metres. 1 no. Willow reduce by up to 40%. 1no. Cherry reduce two limbs by 2 metres.

15/509689/SUB

Location: Manor Cottage, Speldhurst Road, Langton Green, Tunbridge Wells, TN3 0JL

Proposal: Submission of details pursuant to Condition 4: Details of materials (original application reference: 15/505682/LBC)

15/509839/TCA

Location: Fairlawn, Speldhurst Road, Langton Green, Tunbridge Wells, TN3 0JH

Proposal: Conservation Area notification to – 1 No. Beech Tree to cut back overhanging branches.

15/509848/ENVSCR

Location: Mill Farm, Broomhill Rd, Royal Tunbridge Wells, Kent, TN3 0TD

Proposal: EIA Screening opinion: Part retrospective application for the creation of track linking the Salomons Estate and Mill Farm, including erection of gates and boundary fencing.

15/509851/SUB

Location: Clint, Furzefield Avenue, Speldhurst, Tunbridge Wells, TN3 0LD

Proposal: Submission of details pursuant to Condition 2: Details of materials, Condition 3: Garages, vehicle parking & Turning areas, Condition 5: Driveway details, Condition 6: Details of refuse storage, and Condition 11: Boundary treatment details (relates to original application reference: 15/504167/FULL)

15/510280/SUB

Location: Hollonds Farm, Langton Road, Langton Green, Royal Tunbridge Wells, TN3 9SS

Proposal: Submission of details pursuant to Condition 3 – Materials, Condition 4 – Landscaping, Condition 5 – Vehicle Park, Loading, Off Loading and Turning Space, Condition 6 – Details of Facilities, Condition 7 – Details of Boundary Treatment and Condition 9 – Survey & Mitigation Strategy Report for Great Crested Newts for 13/03575/FULL

11. Items for information:

CLLrs Mrs Hull and Turner expressed concern regarding the verge on Langton Road being used as a car park by contractors developing Mead House. The Assistant Clerk confirmed that the Clerk has been in contact with KCC Highways and has asked that the residents be requested to reinstate the verge as it was and that, if they don't comply, to notify them that they will be charged for KCC to carry out the work.

CLLrs Turner and Merceica reported feedback from the talk they attended on listed building planning issues.

The date for the next meeting is to be confirmed.

There being no further business the meeting closed at 8.47pm

Chairman