



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

Minutes of a Planning Committee Meeting held on Wednesday 2nd August at 7.30pm in the Council Offices, Langton Green Village Hall

MEMBERS PRESENT: Cllrs Mrs Price (Chairman), Turner, Parker (7.35pm) and Mercieca.

OFFICER PRESENT: Mrs K 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 received from Cllr Mrs Jeffreys, Mrs Horne and Cllr Allen (all prior engagements)
3. **Disclosure of Interests:** Cllr Mrs Price declared a significant non-pecuniary interest in application no. 17/01944/FULL Recreation Ground, St Mary's Lane, Speldhurst, Kent (Item 9 on the agenda).
4. **Declarations of Lobbying:** There were none.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on **2nd August 2017** be approved as a correct record and signed by the Chairman.
6. **Matters Arising:** there were none.
7. **Public Open Session** –There was one member of public present – Angela Painter, Chief Executive of Burrswood Health and Wellbeing. Ms Painter explained that they had obtained planning permission from TWBC in 2007 for the original signs and that they had simply been 're-skinned' in the new corporate colour scheme. She said that Burrswood had gone through a period of rebranding in 2017 and that the new colour of the signs was part of that rebranding. She stressed that Burrswood were unaware they needed to re-apply for planning permission for the new signs – they thought that the previous permission would also cover the new signs.

Cllr Mrs Price then agreed that item no. 11, 'Burrswood – to consider their new signage' could be discussed at this point in the meeting to avoid Ms Painter having to wait until near the end to hear the Councillors' views.

The Assistant Clerk confirmed that complaints had been received by the Council from residents of Groombridge regarding the signs. Cllr Mrs Price began the discussion by saying she didn't think that the new signage were a good fit within the conservation area. Cllr Turner also agreed and said residents are unhappy they weren't consulted – the new sign just appeared on the side of the Green. It was **RESOLVED** to contact TWBC to ascertain whether or not planning permission is required for the new signs.

8. Planning appeals –

17/00098/FULL – for information only

Location: 10 Holmewood Ridge, Langton Green, Royal Tunbridge Wells

Proposal: Retrospective – Independent timber decking.

9. Planning applications for discussion and decision:

17/01944/FULL

Location: Recreation Ground, St Mary's Lane, Speldhurst, Royal Tunbridge Wells, Kent

Proposal: Proposed installation of 20x33m all-weather ball games surface with multi-game goal ends.

Cllr Mrs Price advised that she has been involved in this planning application and that SPC has given funding for the playground which included the installation of a smaller football pitch.

Decision: Councillors agreed to support this application. Note: SPC is part funding this project.

17/02219/FULL

Location: Paveys, Speldhurst Road, Langton Green, Royal Tunbridge Wells, Kent TN3 0JN

Proposal: Demolition of ground floor lean-to, erection of a single storey rear extension, erection of rear extension to existing study, minor alterations including 4 roof lights to the rear elevation and erection of a single storey recreational outbuilding, with associated services and landscaping.

Decision: SPC remains neutral – leave to Planning Officer.

17/02092/FULL

Location: St Johns House, Groombridge Hill, Groombridge, Royal Tunbridge Wells, Kent TN3 9QE

Proposal: Construction of garage, workshop and study.

Decision: SPC remains neutral – leave to Planning Officer.

17/02156/FULL

Location: Beech House, Furzefield Avenue, Speldhurst, Tunbridge Wells, Kent TN3 0LD

Proposal: Demolition of existing garage, erection of side extension to form attached double garage with accommodation in roof space and a single storey rear extension.

Decision: Objection on the grounds that the house would appear overbearing with a large 2-storey extension which would have a harmful impact on the already compact development, reducing off-road parking and might set a precedent for similar developments on neighbouring houses.

17/01874/LBC

Location: Penn Cottage, The Green, Langton Green, Royal Tunbridge Wells, Kent TN3 0JB

Proposal: Listed Building Consent – Various proposed works including replacement, repair and repainting of windows and doors; creation of new lobby area and repositioning of 2 doorways on first floor; removal of stud wall between bathroom and wc; blocking up of window in upstairs wc;

replacement of front lawn with gravel to extend existing gravel driveway; refitting of wooden fence along the front line of the property and widening of gate posts; installation of new sink, cupboards and worktops in existing utility room; removal of 2 bedroom sinks and replacement of corner sink in downstairs wc and raised wc cistern; proposed repairs to the roof.

Decision: SPC remains neutral – leave to Conservation Officer.

17/01873/FULL

Location: Penn Cottage, The Green, Langton Green, Royal Tunbridge Wells, Kent TN3 0JB

Proposal: Various proposed works including replacement, repair and repainting of windows and doors; Blocking up of window in upstairs wc; Replacement of front lawn with gravel to extend existing gravel driveway; Refitting of wooden fence along the front line of the property and widening of gate posts; Proposed repairs to the roof.

Decision: SPC remains neutral – leave to Planning Officer.

17/02207/FULL

Location: Chafford Park, Chafford Lane, Fordcombe, Tunbridge Wells, TN3 0SP

Proposal: Part Retrospective – Change of use of 2 agricultural barns to D2 (wedding functions) with associated car parking and external lighting.

Decision: SPC remains neutral – leave to Planning Officer.

17/0235/TCA

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

Proposal: tree in a Conservation Area Notification: 1 No. Ornamental Plum tree – Reduce by 1-1.5m all over; 1 No. magnolia tree – Reshape; 1 No. Liquid Amber – Reshape mainly lower branches by around 1-1.5m; 1 No. Oak tree – Reduce by 1-1.5m; 1 No. Beech tree- Reduce by 1-1.5m.

Decision: SPC remains neutral – leave to Tree Officer.

17/02247/TPO

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

Proposal: Trees: Oak (T1) – Remove overhanging limb, reduce limb above by 4m and clean out deadwood.

Decision: SPC remains neutral – leave to Tree Officer.

17/02263/TPO

Location: 12 Hither Chantlers, Langton Green, Royal Tunbridge Wells, Kent TN3 0BJ

Proposal: Trees: Pine (T1) – Raise crown by 4 metres.

Decision: SPC remains neutral – leave to Tree Officer.

10. Call for Sites – Cllr Mrs Price explained that a letter had been received from residents neighbouring an area that has been suggested in the recent Call for Sites. She said that TWBC are currently not inviting councils to comment on the sites and that SPC will have its first opportunity to comment in the spring next year when the draft plan is produced. **RESOLVED** to create a file to keep all correspondence received from residents which can be referred to when SPC are given the opportunity to comment. Action: the Clerk is to respond to the residents advising them their letter will be held on file and taken into consideration when the opportunity to comment arises.

11. Burrswood – to consider their new signage – discussed after Public Open Session, item 7.

12. Items for information - there were none.

Date of the next meeting: Thursday 31st August at 7.30pm.

There being no further business, the meeting closed at 8.20pm.

Chairman