



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

## Minutes of a Planning Committee Meeting held in the Committee Room, Langton Green Village Hall on Thursday 6<sup>th</sup> October 2011 at 7.30pm

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**MEMBERS PRESENT:** Cllrs Mrs Podbury (Chairman), Mrs Hull, Brown, Milner and Woodward

**OFFICER PRESENT:** Mrs Meirion Flemington – Assistant Clerk

**MEMBERS OF THE PUBLIC PRESENT:** There were no members of the public present

- 1. Apologies and Reasons for Absence:** Cllr Langridge (prior engagement)
- 2. Declarations of Interest:** All Councillors present and the Assistant Clerk – TW/11/02808 – personal – this property is the residence of a Speldhurst Parish Councillor.  
Cllr Mrs Podbury and Cllr Mrs Hull – TW/11/02798 – personal – the applicant is known to them.
- 3. Declarations of Lobbying:** There were none.
- 4. The Minutes of 8<sup>th</sup> September 2011** were signed as a correct record.
- 5. Matters Arising:**
  - Government Consultation on Local Planning Regulations, Draft National Planning Policy Framework and local Government Resource Review:** It was **AGREED** that this will be reviewed in Spring 2012 with Cllr Woodward keeping a watching brief in the interim.
  - Letter from TWBC – Planning Applications and the Parish Charter:** All Committee members have a copy of this letter.
  - Neighbourhood Development Plans:** It was **AGREED** that each of the four villages within Speldhurst Parish Council should be treated as a separate neighbourhood.
- 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 no members of the public present.

**TW/11/02482/HOUSE/GM2**

Location: Barden Furnace Farm, Barden Road, Speldhurst, Royal Tunbridge Wells  
Proposal: Replacement of existing rear and side extensions; replacement of double garage with triple garage (amendment to TW/11/01075/HOUSE; re-orientation of garage by 90 degrees)

Decision: Remain neutral – leave to Planning Officer

**TW/11/02565/LBC/KLM**

Location: Forge House Offices, The Green, Langton Green, Royal Tunbridge Wells  
Proposal: Listed Building Consent: RE-tiling roof and adding insulation, cladding brickwork gable on east elevation, installation of roof light

Decision: Remain neutral – leave to Conservation Officer

**TW/11/02607/TPO/DMD**

Location: 6 Hazelbank, Langton Green, Royal Tunbridge Wells  
Proposal: TREES – T4 – SILVER BIRCH – fell. A1 – A7 – 7 no, LIMES – reduce to previous reduction levels

Decision: Remain neutral – leave to Tree Officer

**TW/11/02630/CEU/EG1**

Location: Priestfield Stables, Old House Lane, Fordcombe, Royal Tunbridge Wells  
Proposal: Lawful Development Certificate (Existing) – Erection of residential dwelling

Decision: Recommend refusal

Comments: The property is in a rural area, outside any limits to built development, within the Metropolitan Green Belt, an Area of Outstanding Beauty and Special Landscape Area, all of which are policies seeking to preserve and enhance the openness of the Green Belt and the character and landscape. The residential dwelling is contrary to all these policies and is an illegal build.

**TW/11/02648/HOUSE/EG1**

Location: Oaken Leaves, Southfields, Speldhurst, Royal Tunbridge Wells  
Proposal: Demolition of single storey extensions and replace with a two storey side extension and a single storey rear extension

Decision: Remain neutral – leave to Planning Officer

Comments: The plan accompanying the application is out of date as it does not show the new residential dwelling built between Rothaich and The Rectory.

**TW/11/02650/HOUSE/RE4**

Location: Linton Cottage, Stonewall Park Road, Langton Green, Royal Tunbridge Wells  
Proposal: Extension of time: Single storey side extension (TW/08/2423 refers)

Decision: Remain neutral – leave to Planning Officer

**TW/11/02674/TPO/DMD**

Location: Langton Lodge, The Green, Langton Green, Royal Tunbridge Wells  
Proposal: TREES: T6 OAK – Reduce over-extending lateral branches back to within main crown profile. Reduce low branch overhanging corner of house

Decision: Remain neutral – leave to Tree Officer

Comments: Concern expressed at the poor presentation of the application

**TW/11/02701/FUL/IS1**

Location: 24 Holmewood Ridge, Langton Green, Royal Tunbridge Wells  
Proposal: Demolition of existing house and construction of replacement dwelling

Decision: Remain neutral – leave to Planning Officer

Comments: Concern expressed at the width of the frontage and close proximity to the boundaries and that steps should be taken to protect the hedges

**TW/11/02742/FUL/RE4**

Location: Burrswood, Groombridge, Royal Tunbridge Wells  
Proposal: Remedial work to unstable wall

Decision: Remain neutral – leave to Planning Officer

**TW/11/02743/LBC/RE4**

Location: Burrswood, Groombridge, Royal Tunbridge Wells, Kent  
Proposal: Listed Building Consent: Remedial work to unstable wall

Decision: Remain neutral – leave to Conservation Officer

**TW/11/02761/HOUSE/SF1**

Location: 23 Hither Chantlers, Langton Green, Royal Tunbridge Wells  
Proposal: Two storey side and front extension

Decision: Remain neutral – leave to Planning Officer

**TW/11/02792/HOUSE/GM2**

Location: Freshlands, Gipps Cross Lane, Langton Green, Royal Tunbridge Wells  
Proposal: Retrospective: Metal gates and brick piers

Decision: Remain neutral – leave to Planning Officer

**TW/11/02798/HOUSE/ARJ**

Location: The Anchorage, Langton Road, Speldhurst, Royal Tunbridge Wells  
Proposal: Detached double garage and storage building to replace existing detached garage

Decision: Recommend refusal

Comments: Concern expressed at the excessive size of the proposal to replace the existing garage within the Metropolitan Green Belt.

If TWBC are minded to grant consent, non-residential occupation and non-severance conditions should be applied

**TW/11/02808/HOUSE/KLM**

Location: 26 Lampington Row, Langton Green, Royal Tunbridge Wells  
Proposal: Two-storey rear extension

Decision: Remain neutral – leave to Planning officer  
Comments: A member of the Parish Council is resident at this property

**TW/11/02869/TPO/DMD**

Location: Sherbourne House, Farnham Lane, Langton Green, Royal Tunbridge Wells  
Proposal: TREES: T1 BEECH – Raise canopy to 5m prune back on house side only by 3m; T2 BEECH – Fell

Decision: Remain neutral – leave to Tree Officer  
Comments: Concern expressed at possible unbalanced pruning of T1

**7. Items for Information:**

Cllr Mrs Hull has been approached by a resident of Speldhurst about the tree in the verge outside 8 Southfields which is no longer being maintained by TWBC. **The Assistant Clerk to investigate.**

Cllr Mrs Hull gave the Assistant Clerk an article from The Times reporting on research by the Royal Institute of British Architects regarding acceptable floor areas of newly built properties. **The Assistant Clerk to ascertain these floor areas.**

The next Planning Committee meeting will be held on Wednesday 19<sup>th</sup> October at 7.30pm in the Committee Room, Ashurst Village Hall.

There being no further business the meeting closed at 8.42pm.

Chairman