



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

Minutes of a Planning Committee Meeting held in the Parish Council Office, Langton Green Recreation Ground on Tuesday 9th April 2013 at 7.30pm

MEMBERS PRESENT: Cllr Langridge (Chairman), Cllrs Mrs Horne, Mrs Hull, Mrs Podbury, Mrs Soyke, Hemming and Turner

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:** There were no apologies for absence.
2. **Declarations of Interest:** There were no declarations of interest.
3. **Declarations of Lobbying:** Cllr Mrs Hull declared that she had been lobbied by a resident in respect of TW/13/00542
4. **The Minutes of 19th March 2013**, having previously been forwarded to members, were approved and signed as a true record.
5. **Matters Arising:**
 - Neighbourhood Planning:** Cllr Turner reported that the next Working Group meeting is on 29th April. He advised that it is likely that a village plan will be prepared. Cllr Mrs Hull reported on a Woodland Trust article suggesting that trees be included within village plans.
 - Planning Appeals:** Planning Appeals are on-going in respect of The Old Saw Mill, Langton Road, Speldhurst, Hollonds Farm, Langton Green and 32 Upper Profit, Langton Green. Cllr Mrs Podbury enquired about Jessups Farm, Ashurst; the planning appeal was dismissed and the applicant is in discussion with TWBC.
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/13/00485/FUL/RE4

Location: The Barn, Pokehill Farm, South Farm Lane, Langton Green, Royal Tunbridge Wells
Proposal: Replacement dwelling

Decision: Remain neutral – leave to Planning Officer

TW/13/00491/HOUSE/SF1

Location: Stone Cottage, The Green, Langton Green, Royal Tunbridge Wells
Proposal: Side and rear extensions (amendment to previously approved scheme TW/10/03416 refers)

Decision: Remain neutral – leave to Planning Officer

Comments: Concern expressed that the parking bays are not marked clearly on the drawings and whether they are adequate for this property in this location

TW/13/00525/HOUSE/EA1

Location: 22 Dornden Drive, Langton Green, Royal Tunbridge Wells
Proposal: Part single, part two storey rear extension and catslide

Decision: Remain neutral – leave to Planning Officer

TW/13/00526/FUL/SF1

Location: Heatherdene Food Fare, Langton Road, Langton Green, Royal Tunbridge Wells
Proposal: Change of use from shop to museum

Decision: Recommend approval

Comments: We feel this would be beneficial to the local community

TW/13/00542/FUL/EG1

Location: Land and Buildings, Barden Road, Speldhurst, Royal Tunbridge Wells
Proposal: Demolition of redundant/disused agricultural buildings and construction of dwelling

Decision: Remain neutral – leave to Planning Officer

Comments: We feel this will be a welcome improvement to a local eyesore, but would ask that highway issues are addressed

TW/13/00582/HOUSE/RE4

Location: Sunset Cottage, 3 Penshurst Road, Speldhurst, Royal Tunbridge Wells
Proposal: Dormer and gable addition to roof

Decision: Remain neutral – leave to Planning Officer

Comments: Concern is expressed that the proposal is overdevelopment of the site and out of keeping with the adjoining property

TW/13/00669/HOUSE/EA1

Location: 5 Upper Stephens, Langton Green, Royal Tunbridge Wells
Proposal: Conversion and extension of double garage to living accommodation and creation of link to house. Single storey rear conservatory extension.

Decision: Remain neutral – leave to Planning Officer

7. Items for Information:

Cllr Mrs Soyke said that it would be much easier if TWBC made clear on emails containing planning decisions the property it related to. **The Assistant Clerk to contact TWBC with this request.**

Cllr Mrs Podbury said it will be necessary to find out in due course if TWBC intend to involve Parish Councils in pre-application discussions.

Cllr Langridge clarified the procedure for dealing with applications where the Parish Council has a significant interest e.g. as the owner of the land.

The matter of when it is necessary and appropriate to make a site visit by arrangement with the applicant was discussed.

The date of the next meeting is to be arranged.

There being no further business the meeting closed at 8.30pm

Chairman