



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

Minutes of a Planning Committee Meeting held in the Committee Room, Ashurst Village Hall on Wednesday 20th October 2010 at 7.30pm

MEMBERS PRESENT: Cllrs Mrs Podbury (Chairman), Brown, Ellis, Milner and Wheeler

OFFICER PRESENT: Mrs Meirion Flemington – Asst Clerk

MEMBERS OF THE PUBLIC PRESENT: Mr and Mrs Harris – residents of 32 Asher Reeds, Langton Green

- 1. Apologies and Reasons for Absence:** Cllr Mrs Hull (prior engagement), Cllr Mrs Paulson-Ellis (prior engagement) and Cllr Langridge (prior engagement)
- 2. Declarations of Interest:** There were none
- 3. Declarations of Lobbying:** All Councillors were lobbied at the Full Council meeting on 4th October by the architect acting for Bradleys in respect of their development proposals on the Bradleys site in Speldhurst, but no opinion was expressed.
- 4. The Minutes of 30th September 2010** were signed as a correct record.

It was decided to review planning application **TW/10/03084** at this stage so Mr and Mrs Harris could leave before Matters Arising were dealt with.

The comments from members of the public below relate to application **TW/10/03084**

- Residents stated that they are not against an extension per se but to the size and scale and consider the proposal to be overdevelopment of the plot and overbearing.
- The ground floor area would be more than doubled, it would be built extremely close to their boundary and would limit light to their kitchen and dining area.
- They also consider the statements in the application regarding trees and parking to be inaccurate. There is a mature beech hedge and a conifer tree within close proximity within falling distance and the roots of which could be adversely affected by the proposal. The proposal reduces garage space from 2 cars to 1 car which is likely to have an effect on on-street parking problems.

TW/10/03084/HOUSE/GM2

Location: 34 Asher Reeds, Langton Green, Royal Tunbridge Wells, Kent

Proposal: Erection of a single-storey rear and side extension

Decision: Recommend refusal

Comment: The proposal is overdevelopment of the plot. The extension wall would be extremely close to the boundary with 32 Asher Reeds and with a pitched roof rather than the existing garage flat roof would be very intrusive and light blocking and overbearing (having an even greater impact because of the difference in ground level of the two plots). The application states that no trees will be affected but there are a mature beech hedge and conifer tree whose roots may be adversely affected and are within falling distance. Concern has been expressed regarding parking with the loss of 1 garage space.

Residents left the meeting at 8.00pm

5. Matters Arising:

Bradleys site: Their architect attended the Full Council meeting on 4th October asking if the Parish Council would discuss with them what proposals might be acceptable on this site. The Terms of Reference of the Planning Committee make it clear that the Parish Council are not able to enter any discussions of this nature and all further discussions should be with TWBC.

Quinces planning appeal TW/10/00606/FUL: After discussion it was unanimously agreed that there is nothing further to add to the previous comments made to TWBC. The Parish Council should just reiterate that it supports TWBC decision to refuse the application.

The Grove lighting: There has been an exchange of letters between the Parish Council and TWBC. It is low level lighting not 'street lighting' and will be paid for by the residents of The Grove through a Management Agreement.

Tree Preservation Order – Streamlining Proposals Consultation Document: The assistant clerk reported that she had discussed this with Dan Docker TWBC Tree Officer. He considers the level of protection for trees will be maintained and that it is essentially just a 'tidying up exercise' of administrative anomalies. He is formulating a draft response which he will send to the Parish Council. The Deadline response date is 20th December 2010.

TWBC disk of TPOs within the Parish: The assistant clerk reported that she had spoken further to TWBC and unfortunately there is not a disk that can be supplied. TWBC recommended that anyone who is concerned that unauthorised work is being carried out on trees should report it immediately to TWBC with accurate details of the address and trees.

Land at Heathgate Corner, Langton Green - Enforcement: The assistant clerk reported that TWBC Enforcement are investigating.

Community Right to Build Proposal: The Chairman reported that the Clerk has written a letter of representation to Greg Clark MP.

Night time access to the Sewage Works, Broom Lane, Langton Green: The assistant clerk reported that she had spoken to TWBC who advised that there are no planning constraints on access and that if it is an ongoing concern the Parish Council would be advised to speak directly to Southern Water.

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.

TW/10/03184/HOUSE/DA3

Location: Ridge House, 7 Holmewood Ridge, Langton Green, Royal Tunbridge Wells
Proposal: Extension of time: Two-storey side extension with integral double garage. Existing detached garage to be removed (TW/07/03471 refers)
Decision: Remain neutral – leave to Planning Officer

TW/10/03289/HOUSE/EA1

Location: 36 The Boundary, Langton Green, Royal Tunbridge Wells, Kent
Proposal: Single storey side extension
Decision: Remain neutral – leave to Planning Officer
Comment: The plans of the proposal are not very clear

TW/10/03247/TPO/DMD

Location: 15 Upper Profit, Langton Green, Royal Tunbridge Wells, Kent
Proposal: TREES: T4 – SYCAMORE – Reduce by 30% to old pruning points
Decision: Remain neutral – leave to Tree Officer

TW/10/03332/TPO/DMD

Location: 5 Holmewood Ridge, Langton Green, Royal Tunbridge Wells, Kent
Proposal: TREES – 6 No. LIME – reduce the 6 tallest limes back to the old pruning point. Raise crowns. Reduce epicormic growth and deadwood.
Decision: Remain neutral – leave to Tree Officer

Tree Preservation Order: 017/2010

Location: 34 Holmewood Ridge, Langton Green, Royal Tunbridge Wells, Kent
This is for information only.

7. Items for Information

TWBC Parish Briefing: Further planning training is to be held in the future and TWBC are asking Parish Councils to let them know of any concerns they have.

Protect Kent Planning Training: The assistant clerk reported that this does not appear to offer any additional training than TWBC and as there is a significant cost it will not be considered any further.

KCC Proposed changes to planning application validation process: A letter has been received from KCC. The Chairman reported that no action is required by Speldhurst Parish Council.

There being no further business the meeting closed at 8.46 pm.

Chairman

