



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

**Minutes of an Online Planning Committee Meeting held at 7.30pm on
Monday 13th July 2020
Applications for Consideration and Discussion via Electronic Communication**

MEMBERS PRESENT: Cllrs Ellery (Chairman), Barrington-Johnson, Rowe, Scarbrough, Rajah, Turner and Langridge.

OFFICERS PRESENT: Mrs Kate Harman – Assistant Clerk and Mrs Catherine Barrett – Administrative Assistant

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

1. **Welcome by the Chairman:** Cllr Ellery welcomed everyone to the meeting.
2. **To enquire if anyone intends to record the meeting:** No one present intended to record the meeting.
3. **To receive and approve apologies and reasons for absence:** There were none.
4. **Disclosures of Interests:** There were none.
5. **Declarations of Lobbying:** There were none.
6. **Minutes: RESOLVED** That the minutes of the Planning Committee meetings held on 10th June 2020 be approved as a correct record and signed by the Chairman.
7. **Matters Arising:** The Clerk had received an email from a resident asking SPC to contribute towards the cost of a consultant to help with an objection to the application for Lower Church Farm. Councillors discussed the matter and agreed that SPC should not be setting a precedent to contribute towards any consultation that any resident wished to employ. Councillors had made a sound objection to the proposal which would be considered at the TWBC planning meeting.
The Assistant Clerk had not received a response from KCC Enforcement regarding Little Mallett, Langton Green and she would telephone and report back at the next meeting.
8. **Public Open Session:** There were no members of the public present.

9. **Planning Appeals:** there were none.

10. **Planning applications for discussion and decision:**

20/01167/FULL

Location: 1 Dornden Drive, Langton Green, Tunbridge Wells, Kent TN3 0AA

Proposal: Single-storey rear extension and addition of a double-garage.

Decision: Remain neutral – leave to Planning officer. We would emphasise the importance of replanting the hedge.

20/01376/FULL

Location: Wheelwrights Cottage, Speldhurst Hill, Speldhurst, Tunbridge Wells, Kent TN3 0NJ

Proposal: Enlargement of existing car port, associated landscaping.

Decision: Remain neutral – leave to Planning Officer.

20/01343/FULL

Location: Cayman Cottage, Barden Road, Speldhurst, Tunbridge Wells, Kent TN3 0PT

Proposal: Erection of two storey front extension and single storey rear extension; Juliet balcony and first floor window to rear elevation; three rooflights to south east elevation.

Decision: We object. We are concerned that the proposed parking configuration will not in practice accommodate two vehicles and Barden Road is already congested from a parking perspective.

20/01539/TPO

Location: 39 The Boundary, Langton Green, Tunbridge Wells, Kent TN3 0YA

Proposal: Trees: Lime (T1) – Reduce height by four metres and side by three metres, crown raise to three metres, 30% reduction.

Decision: Remain neutral – leave to Tree Officer

20/01430/FULL

Location: 26 Upper Profit, Langton Green, Tunbridge Wells, Kent TN3 0BZ

Proposal: Removal of existing conservatory; Erection of single storey side extension; replacement of existing dormer with larger unit; timber cladding to existing elements; 3 no. new roof lights; changes to fenestration; new single storey porch entrance structure to front elevation.

Decision: Remain neutral – leave to Planning Officer.

20/01419/FULL

Location: Lynwood, Furzefield Avenue, Speldhurst, TN3 0LD

Proposal: Demolition of existing conservatory, erection of a part ground, part first floor rear extension.

Decision: Remain neutral – leave to Planning Officer

20/01250/FULL

Location: Smallbrook Farm, Etherington Hill, Speldhurst, Tunbridge Wells, Kent TN3 0ND

Proposal: Replacement garage with storage space above.

Decision: Remain neutral – leave to Planning Officer. We remain neutral on the basis that this remains a non-residential accommodation.

20/01425/FULL

Location: Smallbrook Farm, Etherington Hill, Speldhurst, Tunbridge Wells, Kent TN3 0ND

Proposal: Replacement Office/Gym and Barn.

Decision: Remain neutral – leave to Planning Officer. We remain neutral on the basis that this remains a non-residential accommodation.

20/01213/FULL

Location: Land at Mill Farm Close, Royal Tunbridge Wells, Kent

Proposal: Regularise work following the approval of 16/06276/FULL including: an adjustment to the positioning of an internal road, two houses (units 6 & 7) and a garage block; a change to site levels and; a change to the elevation treatment of units 5, 6 and 7 (Part Retrospective); additional landscaping work.

Decision: Remain neutral – leave to Planning officer.

20/01577/TCA

Location: Corner Cottage, Lampington Row, Langton Green, Tunbridge Wells, Kent TN3 0JG

Proposal: Trees in a conservation area; T1 Conifer – fell. T2 Conifer – fell.

Decision: Remain neutral, leave to Tree Officer however we would like to see the trees replanted.

20/01595/FULL

Location: 34 Dornden Drive, Langton Green, Tunbridge Wells, Kent TN3 0AB

Proposal: Proposed first floor side extension and single storey rear extension; new open front porch; change in fenestration; change of external face brickwork to white render; change of first floor balustrade from wrought iron to glass.

Decision: Remain neutral – leave to Planning Officer.

20/01695/LAWPRO

Location: 37 Asher Reeds, Langton Green, Tunbridge Wells, Kent TN3 0AN

Proposal: Lawful Development Certificate (Proposed) – Garage conversion, Installation of bi-folding doors to the rear.

Decision: Remain neutral – leave to Planning Officer.

20/01716/TCA

Location: Greenholme, The Green, Langton Green, Tunbridge Wells, Kent, TN3 0JB

Proposal: Trees in a Conservation Area: Yew (T1) – Fell.

Decision: We object to this application on the grounds that no details are provided explaining the felling. If there are sound reasons for felling, we would ask that the tree is replaced.

20/01728/TCA

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

Proposal: Trees in a Conservation Area Notification: Oak (T1) reduce by 1.5m; Beech (T2) reduce by 1.5m; Liquid amber (T3) reduce by 3m in height; Ornamental plum (T4) reduce by 1.5m; Magnolia (T5) reduce by 1m.

Decision: Remain neutral – leave to Tree Officer.

20/01491/TCA

Location: 1 Churchyard Cottage, Barden Road, Speldhurst, Tunbridge Wells, Kent TN3 0PS

Proposal: Trees in a Conservation Area Notification; Bay (T2) dismantle to ground level; Privet hedge (H1) reduce in height to approx. 2.4m above ground level.

Decision: Remain neutral – leave to Tree Officer however we do not understand what ‘dismantle to ground level’ means.

20/01523/FULL

Location: Herons Oast Farm, Speldhurst Road, Langton Green, Tunbridge Wells, Kent TN3 0JW

Proposal: A change of use of Herons Oast Barn to allow for alterations to the existing building to provide 2 no. dwellings with associated gardens, access, parking, landscaping and infrastructure.

Decision: We object to this application since 1. The footprint has not changed from the previous application which was considered an unacceptable urbanising development in the AONB and 2.

We are concerned about the safety of the access onto Speldhurst Road and the incorrect assertion that this is a legally enforceable 20mph limit.

20/01603/FULL

Location: 33 Holmewood Ridge, Langton Green, Royal Tunbridge Wells, Kent TN3 0ED

Proposal: Loft conversion; rear extension; changes to external cladding and new front fence.

Decision: Remain neutral – leave to Planning Officer. We note the colour of the rendering is not specified and we assume it will be in keeping with the neighbouring properties.

20/01686/FULL

Location: 2 Southfields, Speldhurst, Tunbridge Wells, Kent TN3 0PD

Proposal: Removal of garage, two storey side extension; move existing crossover into property.

Decision: Remain neutral – leave to Planning Officer. We are concerned that the access is now close to the junction with Penshurst Road and that the applicant should verify ownership of the land that will form the new crossover.

20/01834/TDD

Location: Tree Tops, Stonewall Park Road, Langton Green, Tunbridge Wells, Kent TN3 0HD

Proposal: Dead and Dangerous Tree Notification: Oak – cut lateral branches to secondary growth points from trunk to enable Ash tree to come down. Ash – Fell.

Decision: We were unable to find the application and ask that TWBC confirm the reference. Leave to Tree Officer.

20/01734/FULL

Location: Oakwood House, Barden Road, Speldhurst, Tunbridge Wells, Kent TN3 0LG

Proposal: Removal of shed; two storey rear extension and single storey side extension; addition of two rooflights; changes to fenestration.

Decision: Remain neutral – leave to Planning Officer.

20/01751/TCA

Location: Speldhurst School

Proposal: Trees in a Conservation Area Notification: COMMON ASH (NL8) - Remove suspended or broken branches and major deadwood; RED OAK (NL9) - Remove suspended or broken branches;

NARROWLEAF ASH (3802) - Remove suspended or broken branches and major deadwood;
NARROWLEAF ASH (3803) - Remove suspended or broken branches; COMMON ASH (3804) -
Remove major deadwood; GOAT WILLOW (3805) – Fell.

Decision: We support this application.

11. **Compliance Issues:** Cllr Scarbrough advised that 18 Dornden Drive, Langton Green had a large new frontage which did not appear to be part of the planning application. The Assistant Clerk was asked to consult the TWBC Planning Officer or TWBC Enforcement Officer.
12. **TWBC Draft Local Plan:** Councillors were unsure what Regulation 18 referred to and asked the Assistant Clerk to obtain clarification from TWBC so that they could attend the meeting prepared. The Assistant Clerk was also asked to confirm Cllr Milner’s availability for the TWBC meeting and liaise with TWBC to set a date.
13. **Items for Information:** It was agreed that the Planning Committee should elect a Vice-Chairman and members were asked by the Chairman to consider whether they would volunteer, for a decision at the August meeting.

Date of next meeting – Wednesday 5th August 2020. A provisional date of 9th September would be held however it was considered important to meet after the meeting with TWBC had taken place.

There being nothing further to discuss, the meeting finished at 8.58pm.

Chairman