



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 17th May 2010 at 7.30pm

MEMBERS PRESENT: Cllrs. Mrs Podbury (Chairman), Mrs Paulson-Ellis, Mrs Hull, Ellis, Langridge, Milner and Wheeler

OFFICER PRESENT: Chris May – Clerk; Mrs Meirion Flemington – Asst Clerk

Cllr Mrs Soyke (left meeting 8.05)

Mr A Bartlett – resident of Speldhurst (left meeting 8.05)

Mr J Mamlok – Joyce & Partners

- 1. Apologies for Absence:** Cllr Brown (holiday)
- 2. Declarations of Interest:** Cllr Wheeler – 10/01411/HOUSE/GM2 - resident of Hazelbank; Cllr Langridge – resident of Gipps Cross Lane - applicants are known to him - both personal and prejudicial interest.
- 3. Declarations of Lobbying:** There were none.
- 4. The Minutes of 6th May 2010** were signed as a correct record.
- 5. Matters Arising:** Cllr Mrs Podbury welcomed Mrs Flemington to the meeting. Cllr Mrs Podbury said that there were still major problems with the website of TWBC's Public Access and she has brought it to the attention of the Borough Councillors in the hope that it could be improved. Cllr Langridge was in contact with Rachael Elliott of TWBC regarding the parking for the church. Clerk to contact TWBC regarding Groombridge Farm Shop and report the exceeding of the 85/15% planning rule. Cllr Mrs Podbury advised the committee that planning notices are only obligatory on Listed Buildings, Conservation Area applications and major (10 houses or more).
- 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.

Mr Bartlett referred to the previous application when the Planning Officer recommended refusal and the fact that it was withdrawn just before the Western Area Planning Committee met. He said that the application infringes a number of policies including MGB. The increase in

traffic would be more dangerous and the idea of residents walking and cycling was ridiculous. He said that floods had occurred at the Mill.

Mr Mamlok explained the reason for the withdrawal (case officer changed). He said that the conversion of the Mill and 7 new houses were allowable in exceptional circumstances – for example the restoration of a listed building and the conservation of an asset.

This development was smaller with a reduced curtilage within English Heritage guidelines. There had been no flood risk since Lillico had owned the building.

TW/10/01326/FUL/RCC

Location: Bradleys (Speldhurst) Ltd Speldhurst Hill Speldhurst Royal Tunbridge Wells Kent
Proposal: Proposed change of use of Grade 2 Listed mill to form three-bedroom house with mill machinery retained; Demolition of existing 20c retail, industrial, storage buildings and silos; Reduction of hard standing; Improvement to on site water management; Construction of two 2-bedroom flats, two 3-bedroom and three 4/5-bedroom houses with associated car parking, garaging and landscaping.

Decision: Remain neutral – Leave to Planning Officer

Comment: There were highways issues with this application and also there are not enough parking spaces and no provision for visitor parking.

If the TWBC is minded to approve we have the following comments – we request that WT68 remains open to the public during construction.

That construction traffic uses designated routes.

A request is made for 106 monies.

That the listed building be restored before commencement of the development.

It should be noted that the details in the accompanying letter with the application were incorrect.

Under No. 8 Neighbour and Community Consultation – It should be noted that NO informal discussions have taken place with any Parish Councillors.

There is a garage door that has been fitted to the Mill and this requires planning permission and listed building consent.

TW/10/01411/HOUSE/GM2

Cllr Wheeler said that he felt that the proposed house was out of keeping with the street scene and would over look the surrounding cottages.

Cllr Langridge felt that the proposed development was 20% too big and that it should be no higher than N0.7 Hazelbank.

Both Councillors then left the room.

Location: Freshlands Gipps Cross Lane Langton Green Royal Tunbridge Wells Kent

Proposal: Removal of bungalow roof to create new first floor consisting of 4 no. New bedrooms with new roof over plus 4m deep rear extension with catslide roof and dormer windows over

Decision: Remain neutral – Leave to Planning Officer

Cllrs Langridge and Wheeler rejoined the meeting.

7. Items for Information – there were none.

There being no further business the meeting closed at 8.20pm

Chairman