



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

Minutes of a Planning Committee Meeting held on Monday 10th August 2015 at 7.30pm in the Parish Council Office, Langton Green Recreation Ground

MEMBERS PRESENT: Cllrs Mrs Horne, Mrs Hull, Mrs Jeffreys, Allen and Turner

OFFICER PRESENT: Mrs M Flemington – Assistant Clerk

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

1. **To enquire if anyone present intends to film, photograph and/or record the meeting:** No-one present intended to film, photograph and/or record the meeting.
2. **To receive and approve apologies and reason for absence:** There were none.
3. **Disclosure of Pecuniary or Non-Pecuniary Interests:** There were none.
4. **Declarations of Lobbying:** There were none.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on 7th July 2015 be approved as a correct record and signed by the Chairman.
6. **Matters Arising:**
 - Paperless planning and e-consultation** – Cllr Allen and the Assistant Clerk attended TWBC planning training on 23rd July.
 - Trees** – copy emails have been received in respect of 15/501044 – replacement tree to be replanted at Victoria Cottage, Penshurst Road, Speldhurst. **The Assistant Clerk to contact TWBC Tree Officer.**
7. **Public Open Session:** There were no members of the public present.
8. **Planning appeals** – a planning appeal has been lodged in respect of 15/502971/LBC – Lower Church Farmhouse, Speldhurst Hill, Speldhurst following refusal by TWBC for an application for listed building consent to restore front door into the property, requiring removal of window and new front door in oak to the hallway of the house

9. Planning applications for discussion and decision:

15/501170/LBC

Location: Shirley Hall, Leggs Lane, Speldhurst, Royal Tunbridge Wells, TN3 0RQ

Proposal: Listed Building Consent for amendments to previously approved 13/01569/:BC (External and internal repairs; Minor alterations) – this includes slight alterations to room layouts on the first floor level and in particular insertion of en-suite bathroom enclosures at attic level

Decision: Remain neutral – leave to Planning and Conservation Officers

15/504232/LBC

Location: The Old Post Office, Bird In Hand Street, Groombridge, Royal Tunbridge Wells,

Proposal: An application for Listed Building Consent for erection of three rooflights to rear

Decision: Remain neutral - leave to Planning and Conservation Officers

15/505348/FULL

Location: 4 Mercers, Langton Green, Royal Tunbridge Wells, TN3 0DE

Proposal: Erection of first floor side extension with insertion of Juliette balcony at rear, erection of single storey rear extension and changes to fenestration

Decision: Remain neutral – leave to Planning Officer

15/505109/FULL

Location: Printstile Cottage, Penshurst Road, Bidborough, Royal Tunbridge Wells, TN3 0LW

Proposal: Re-site the existing garage and construct a porch

Decision: Remain neutral – leave to Planning Officer

15/505234/FULL

Location: 14 Roopers, Speldhurst, Royal Tunbridge Wells, TN3 0QL

Proposal: Proposed garage conversion, part first floor part 2-storey side and rear extension and new porch with external alterations

Decision: Remain neutral – leave to Planning Officer

15/505245/FULL

Location: The Haven, Barden Road, Speldhurst, Royal Tunbridge Wells, TN3 0QH

Proposal: Construction of rear racing dormer window in attic bedroom replacing an existing roof light window

Decision: Remain neutral – leave to Planning Officer

15/505314/FULL

Location: Park View, Speldhurst Hill, Speldhurst, Royal Tunbridge Wells, TN3 0NE

Proposal: Erection of extension with insertion of dormer window and alterations

Decision: Remain neutral – leave to Planning Officer

15/505397/COUNTY

Location: Broomhill Bank School, Broomhill Road, Rusthall, Royal Tunbridge Wells, TN3 0TB

Proposal: Details of improved visibility splays pursuant to condition 4 of planning permission 14/504142

Decision: Remain neutral – leave to Planning Officer

15/505510/FULL

Location: 72 Dornden Drive, Langton Green, Royal Tunbridge Wells, TN3 0AJ

Proposal: Demolition of majority of existing single storey rear extension to incorporate a two storey side and part two storey rear extension and single storey summer room. Conversion of existing garage

into a habitable space. Alterations to fenestration including replacement of garage door with a window and a new side door to side elevation

Decision: Remain neutral – leave to Planning Officer

15/505628/FULL

Location: Agricultural field at Priestwood Cottage, Old House Lane, Fordcombe, Royal Tunbridge Wells. TN23 ORE

Proposal: Widen existing field entrance and install new gate (Revised Scheme)

Decision: Remain neutral – leave to Planning Officer

15/505654/FULL

Location: The Cottage, Groombridge Hill, Groombridge, Royal Tunbridge Wells, TN3 9NA

Proposal: Erection of detached garage and acoustic fencing

Decision: Remain neutral – leave to Planning and Officer

15/505663/LBC

Location: The Cottage, Groombridge Hill, Groombridge, Royal Tunbridge Wells, TB3 9NA

Proposal: Listed Building Consent for erection of detached garage and acoustic fencing

Decision: Remain neutral – leave to Planning and Conservation Officers

15/505681/FULL

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

Proposal: Two-storey side extension and alterations

Decision: Remain neutral – leave to Planning Officer

15/505682/LBC

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

Proposal: Two-storey side extension and alterations

Decision: Remain neutral – leave to Planning and Conservation Officers

15/505766/FULL

Location: Brambletye, Furzefield Avenue, Speldhurst, Royal Tunbridge Wells, TN3 0LD

Proposal: Loft conversion to include dormer windows, roof alterations, fenestration and external cladding

Decision: Remain neutral – leave to Planning Officer

15/505859/FULL

Location: 45 Hither Chantlers, Langton Green, Royal Tunbridge Wells, TN3 0BL

Proposal: Demolition of conservatory and erection of a single storey rear extension

Decision: Remain neutral – leave to Planning Officer

15/506014/FULL

Location: Priestfield Stables, Old House Lane, Fordcombe, Royal Tunbridge Wells, TN3 ORE

Proposal: Demolition of existing dwelling and partial demolition of outbuildings, erection of replacement dwelling

Decision: Remain neutral – leave to Planning Officer

15/506055/FULL

Location: Langton Green Recreation Ground, Speldhurst Road, Langton Green, Royal Tunbridge Wells

Proposal: Demolition of sports pavilion and construction of new pavilion

Decision: Remain neutral – leave to Planning Officer

Comments: Speldhurst Parish Council is the landowner

10. Planning applications for information not statutory consultation:

15/505595/TCA

Location: Church of St Mary The Virgin, Speldhurst Hill, Speldhurst, Royal Tunbridge Wells, TN3 0NL
Proposal: Conservation area notification to 2 no. Lime – crown raise to 3m, 1 no. Lawson Cypress – reduce height by approx. 30%

15/505708/ENVSCR

Location: Priestwood Cottage, Old House Lane, Fordcombe, Royal Tunbridge Wells, TN3 0RE
Proposal: Screening Opinion for – widen existing field entrance and install new gate (Revised Scheme). (15/505628/FULL refers)

15/506016/ENVSCR

Location: Priestwood Stables, Old House Lane, Fordcombe, Royal Tunbridge Wells, TN3 0RE
Proposal: EIA Screening Opinion – Demolition of existing dwelling and partial demolition of outbuildings, erection of replacement dwelling

15/506022/TCA

Location: Little Fairlawn, Speldhurst Road, Langton Green, Royal Tunbridge Wells, TN3 0JH
Proposal: Conservation Area Notification to 2 no. Beech trees – reduce by 25%, 1 no. Cypress – reduce by 25%

15/506063/ENVSCR

Location: Langton Green Recreation Ground, Speldhurst Road, Langton Green, Royal Tunbridge Wells
Proposal: EIA Screening Opinion – Demolition of sports pavilion and construction of new pavilion

15/50677/SUB

Location: Mill Farm, Broomhill Road, Royal Tunbridge Wells
Proposal: Submission of details pursuant to Condition 4 – Drainage of 12/02521/FULL

11. Items for information:

Cllr Allen gave a resume of the planning training session on 23rd July.
Construction details including green energy measures in relation to Langton Green pavilion will be discussed with Langton Green Community Sports Club.

The date for the next meeting is to be confirmed.

There being no further business the meeting closed at 8.10pm

Chairman



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

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7. **Public Open Session:** There were no members of the public present.
8. **Planning appeals** – a planning appeal has been lodged in respect of 15/502971/LBC – Lower Church Farmhouse, Speldhurst Hill, Speldhurst following refusal by TWBC for an application for listed building consent to restore front door into the property, requiring removal of window and new front door in oak to the hallway of the house

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Proposal: Listed Building Consent for amendments to previously approved 13/01569/:BC (External and internal repairs; Minor alterations) – this includes slight alterations to room layouts on the first floor level and in particular insertion of en-suite bathroom enclosures at attic level

Decision: Remain neutral – leave to Planning and Conservation Officers

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Location: The Old Post Office, Bird In Hand Street, Groombridge, Royal Tunbridge Wells,

Proposal: An application for Listed Building Consent for erection of three rooflights to rear

Decision: Remain neutral - leave to Planning and Conservation Officers

15/505348/FULL

Location: 4 Mercers, Langton Green, Royal Tunbridge Wells, TN3 0DE

Proposal: Erection of first floor side extension with insertion of Juliette balcony at rear, erection of single storey rear extension and changes to fenestration

Decision: Remain neutral – leave to Planning Officer

15/505109/FULL

Location: Printstile Cottage, Penshurst Road, Bidborough, Royal Tunbridge Wells, TN3 0LW

Proposal: Re-site the existing garage and construct a porch

Decision: Remain neutral – leave to Planning Officer

15/505234/FULL

Location: 14 Roopers, Speldhurst, Royal Tunbridge Wells, TN3 0QL

Proposal: Proposed garage conversion, part first floor part 2-storey side and rear extension and new porch with external alterations

Decision: Remain neutral – leave to Planning Officer

15/505245/FULL

Location: The Haven, Barden Road, Speldhurst, Royal Tunbridge Wells, TN3 0QH

Proposal: Construction of rear racing dormer window in attic bedroom replacing an existing roof light window

Decision: Remain neutral – leave to Planning Officer

15/505314/FULL

Location: Park View, Speldhurst Hill, Speldhurst, Royal Tunbridge Wells, TN3 0NE

Proposal: Erection of extension with insertion of dormer window and alterations

Decision: Remain neutral – leave to Planning Officer

15/505397/COUNTY

Location: Broomhill Bank School, Broomhill Road, Rusthall, Royal Tunbridge Wells, TN3 0TB

Proposal: Details of improved visibility splays pursuant to condition 4 of planning permission 14/504142

Decision: Remain neutral – leave to Planning Officer

15/505510/FULL

Location: 72 Dornden Drive, Langton Green, Royal Tunbridge Wells, TN3 0AJ

Proposal: Demolition of majority of existing single storey rear extension to incorporate a two storey side and part two storey rear extension and single storey summer room. Conversion of existing garage

into a habitable space. Alterations to fenestration including replacement of garage door with a window and a new side door to side elevation

Decision: Remain neutral – leave to Planning Officer

15/505628/FULL

Location: Agricultural field at Priestwood Cottage, Old House Lane, Fordcombe, Royal Tunbridge Wells. TN23 ORE

Proposal: Widen existing field entrance and install new gate (Revised Scheme)

Decision: Remain neutral – leave to Planning Officer

15/505654/FULL

Location: The Cottage, Groombridge Hill, Groombridge, Royal Tunbridge Wells, TN3 9NA

Proposal: Erection of detached garage and acoustic fencing

Decision: Remain neutral – leave to Planning and Officer

15/505663/LBC

Location: The Cottage, Groombridge Hill, Groombridge, Royal Tunbridge Wells, TB3 9NA

Proposal: Listed Building Consent for erection of detached garage and acoustic fencing

Decision: Remain neutral – leave to Planning and Conservation Officers

15/505681/FULL

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

Proposal: Two-storey side extension and alterations

Decision: Remain neutral – leave to Planning Officer

15/505682/LBC

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

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Decision: Remain neutral – leave to Planning and Conservation Officers

15/505766/FULL

Location: Brambletye, Furzefield Avenue, Speldhurst, Royal Tunbridge Wells, TN3 0LD

Proposal: Loft conversion to include dormer windows, roof alterations, fenestration and external cladding

Decision: Remain neutral – leave to Planning Officer

15/505859/FULL

Location: 45 Hither Chantlers, Langton Green, Royal Tunbridge Wells, TN3 0BL

Proposal: Demolition of conservatory and erection of a single storey rear extension

Decision: Remain neutral – leave to Planning Officer

15/506014/FULL

Location: Priestfield Stables, Old House Lane, Fordcombe, Royal Tunbridge Wells, TN3 ORE

Proposal: Demolition of existing dwelling and partial demolition of outbuildings, erection of replacement dwelling

Decision: Remain neutral – leave to Planning Officer

15/506055/FULL

Location: Langton Green Recreation Ground, Speldhurst Road, Langton Green, Royal Tunbridge Wells

Proposal: Demolition of sports pavilion and construction of new pavilion

Decision: Remain neutral – leave to Planning Officer

Comments: Speldhurst Parish Council is the landowner

10. Planning applications for information not statutory consultation:

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Location: Church of St Mary The Virgin, Speldhurst Hill, Speldhurst, Royal Tunbridge Wells, TN3 0NL
Proposal: Conservation area notification to 2 no. Lime – crown raise to 3m, 1 no. Lawson Cypress – reduce height by approx. 30%

15/505708/ENVSCR

Location: Priestwood Cottage, Old House Lane, Fordcombe, Royal Tunbridge Wells, TN3 0RE
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