



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

**Minutes of an Online Planning Committee Meeting held at 7.30pm on
Tuesday 24th November 2020
Applications for Consideration and Discussion via Electronic Communication**

MEMBERS PRESENT

Cllrs Ellery (Chairman), Rajah, Rowe, Turner, Barrington-Johnson and Langridge

OFFICERS PRESENT

Mrs Kate Harman – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT

There were no members of the public present.

1. Welcome by the Chairman

The Chairman 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

Both cllrs Barrington-Johnson and Langridge declared an interest in 20/03336/TPO, 10 Hither Chantlers, Langton Green – they were both friends with the applicant and refrained from discussions regarding that application.

5. Declarations of Lobbying

There were none.

6. Minutes

RESOLVED That the minutes of the Planning Committee meetings held on 21st October 2020 be approved as a correct record and signed by the Chairman.

7. Matters Arising

There were none.

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

20/03231/TPO

Location: Keibara House, Stonewall Park Road, Langton Green, Tunbridge Wells, TN3 0HN

Proposal: Trees: Cypress x 1 (G4) – Fell.

Decision: We object to the felling of seemingly a perfectly healthy tree.

20/02813/TPO

Location: 9 Roopers, Speldhurst, Kent TN3 0QL

Proposal: Trees: Birch x 3 – Reduce canopies by 30%.

Decision: Remain neutral – leave to Tree Officer.

20/02722/FULL

Location: Ashdown, Monteith Close, Langton Green, Kent TN3 0AD

Proposal: Construction of a timber framed and timber clad outbuilding in the rear garden.

Decision: Remain neutral – leave to Planning Officer.

20/02720/FULL

Location: 5 Oxlea, Langton Green, Kent TN3 0BX

Proposal: Demolition of existing conservatory and shed; proposed ground floor rear extension with rooflights; single storey side extension; garage conversion and ground floor extension; changes to fenestration; internal alterations.

Decision: Remain neutral – leave to Planning Officer.

20/02659/FULL

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

Proposal: Demolition of existing garage; proposed two-storey side extension, a single storey rear extension and loft conversion with front facing dormer windows and rear rooflights; removal of chimneys; changes to fenestration.

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

20/03127/TPO

Location: Street Record, The Grange, Langton Green, Kent TN3 0HR

Proposal: Trees: T1 (Red Oak) – Re-pollard to Regrowth points leaving laterals approximately 2m in length; T2 (Lawsons Cypress) – Fell; T3 (Pseudo Acacia) – 3m lateral reduction 3m height to balance.

Decision: We object to this application on the grounds of the felling of T2 which we do not feel has been adequately justified and does not mention a replacement tree. We are also concerned about the extent of the pruning on the other trees but on this matter will defer to the Tree Officer.

WD/2020/0013/MAJ – Wealden District Council reference (TWBC reference 20/02171/ADJ)

Location: High Rocks Hotel, High Rocks Lane, Broadwater Forest, Tunbridge Wells, TN3 9JJ

Proposal: Demolition of single storey outbuilding and erection of 46 bedroom development to provide ancillary overnight accommodation for High Rocks events venue

Decision: We object to this application firstly on the grounds that it severely affects the openness of the AONB; secondly the road network surrounding the property is not sufficient in our view to sustain the extra traffic resulting from the development. Thirdly, we are aware of recent archaeological finds in the area on the river Grom, subsequent to the archaeological survey which was carried out with the application and fourthly the potential impact on the RSPB nature reserve in the adjoining area.

WD/2020/1523/LB – Wealden District Council reference (TWBC reference 20/02172/ADJ)

Location: High Rocks Hotel, High Rocks Lane, Broadwater Forest, Tunbridge Wells, TN3 9JJ

Proposal: Demolition of curtilage listed building.

Decision: We do not feel that any possible benefit of the 46 bedroom development outweighs the demolition of this grade 2 listed building.

20/02967/FULL

Location: Broomlea, Langton Road, Langton Green, Tunbridge Wells, TN3 9SS

Proposal: Single storey rear extension to replace existing conservatory.

Decision: Remain neutral – leave to Planning Officer.

20/02889/FULL

Location: Chaskit House, Langton Road, Langton Green, Tunbridge Wells, Kent TN3 0EG

Proposal: Conversion of shop to two cottages.

Decision: We object as not all of the four parking spaces are mandatory on the plan and we would want four parking spaces to be a condition of any approval.

20/03336/TPO

Location: 10 Hither Chantlers, Langton Green, TN3 0BJ

Proposal: Trees: Oak (T8) and Oak (T9) – Fell and treat.

Decision: Remain neutral – leave to Tree Officer.

20/03308/FULL

Location: 46 Farnham Lane, Langton Green, TN3 0DQ

Proposal: Part conversion of existing garage, side extension above the garage and utility room plus demolition of existing rear conservatory and replacement with a single storey rear extension.

Decision: Remain neutral – leave to Planning Officer.

20/02900/FULL

Location: Hawkridge Place, Bullingstone Lane, Speldhurst, Tunbridge Wells, Kent TN3 0JY

Proposal: Proposed open pergola, storage buildings with toilet/Shower; associated landscaping works.

Decision: Remain neutral – leave to Planning Officer.

12. **Compliance Issues**

There were none.

13. **TWBC Draft Local Plan**

There was nothing to report.

14. **Items for Information**

- Cllr Langridge had received a complaint from a resident of Great Footway whose garden backed onto the Speeds Farm development and who advised that a significant row of hedging had been removed which was considered a violation of the planning consent. Cllr Langridge would draft an email for the Assistant Clerk to send to TWBC Planning.
- Date of the next meeting: Tuesday 15th December

There being nothing further to discuss, the meeting finished at 8.30pm.

Chairman