



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

**Minutes of a Planning Committee Meeting held in the Parish Council Office,
Langton Green Recreation Ground on Tuesday 21st August 2012 at 7.30pm**

MEMBERS PRESENT: Cllr Langridge (Chairman), Cllrs Mrs Horne, Mrs Hull, Mrs Podbury, Hemming and Turner (arrived 7.35pm)

OFFICER PRESENT: Mrs Meirion Flemington – Assistant Clerk

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

1. **Apologies and Reasons for Absence:** There were none.

2. **Declarations of Interest:** Cllr Langridge – TW/12/02196
Cllrs Mrs Hull and Mrs Podbury – TW/12/02126

3. **Declarations of Lobbying:** Cllr Mrs Podbury – TW/12/02135

4. **The Minutes of 24th July 2012** were signed as a correct record.

5. **Matters Arising:**

Neighbourhood Planning: The first meeting of the Working Group was held on 9th August.

Tunbridge Wells South Wastewater Treatment Works: A meeting is to be held with Southern Water on 24th August to discuss traffic issues during the upgrading works.

Planning Appeals: Dashpers, Stonewall Park Road, Langton Green and Newlands, Furzefield Avenue, Speldhurst are on-going Planning Appeals.

Tunbridge Wells Borough Council Planning Questionnaire: Responses to the Questionnaire were discussed and agreed. **The Assistant Clerk will submit to TWBC.**

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.

There were no members of the public present.

TW/12/01964/HOUSE/GM2

Location: 29 Asher Reeds, Langton Green, Royal Tunbridge Wells

Proposal: Demolition of conservatory and erection of orangery and attached store

Decision: Remain neutral – leave to Planning Officer

Comment: The plan accompanying the application is incorrectly annotated showing the property as No. 33 when it is in fact No. 29 Asher Reeds.

TW/12/01981/FUL/RE4

Location: The Barn, Pokehill Farm, South Farm Lane, Langton Green, Royal Tunbridge Wells

Proposal: Demolition of existing dwelling and farm out-building, construction of replacement dwelling

Decision: Remain neutral – leave to Planning Officer

Comment: Because of the impact on this rural setting the materials should be sympathetic to the neighbouring properties.

TW/12/01998/TPO/DMD

Location: 35 The Boundary, Langton Green, Royal Tunbridge Wells

Proposal: TREES: T2 YEW – Crown lift. Remove overhanging branches

Decision: Remain neutral – leave to Tree Officer

Comment: Having asked for and being given an extension of time for planning comments it concerned us to find that this application had already been determined prior to our meeting.

TW/12/02091/LBC/IS1

Location: St Michaels's, Burrswood, Groombridge, Royal Tunbridge Wells

Proposal: Listed Building Consent – Replacement of failed downpipes on southern elevation

Decision: Remain neutral – leave to Conservation Officer

TW/12/02126/HOUSE/KLM

Location: Windy Ridge, Furzefield Avenue, Speldhurst, Royal Tunbridge Wells

Proposal: New pitched roof to front of existing flat roofed garage

Decision: Recommend approval

Comment: This proposal will improve the street scene.

TW/12/02135/HOUSE/RE4

Location: Meads House, Langton Road, Speldhurst, Royal Tunbridge Wells

Proposal: Single storey rear extension with basement underneath, single storey extensions on both sides of dwelling, dormers to front and rear elevations and conversion of garage to habitable living accommodation ancillary to the main dwelling

Decision: Remain neutral – leave to Planning Officer

Comment: No information is included within the application on the percentage increase in volume.

TW/12/02173/HOUSE/GM2

Location: The Mill Bungalow, Speldhurst Hill, Speldhurst, Royal Tunbridge Wells
Proposal: Log cabin

Decision: Remain neutral – leave to Planning Officer

Comments: There is no supporting information or justification on the use of and need for the proposed building or what is happening to the existing structures not shown on the plans. Also no details of colour of cladding materials have been provided. They should be neutral in colour.

TW/12/02196/FUL/RE4

Location: Hollonds Farm, Langton Road, Langton Green, Royal Tunbridge Wells
Proposal: Four bedroom, two storey dwelling

Decision: Remain neutral – leave to Planning Officer

Comments: Concern expressed at additional traffic exiting onto the A264, the roof height of the proposed building and whether there is adequate off-street parking.

TW/12/02227/HOUSE/KLM

Location: Maples, Monteith Close, Langton Green, Royal Tunbridge Wells
Proposal: Single storey rear extension

Decision: Remain neutral – leave to Planning Officer

TW/12/02235/HOUSE/SF1

Location: Hillside, Bullingstone Lane, Speldhurst, Royal Tunbridge Wells
Proposal: Open fronted double car barn with undercroft storage

Decision: Recommend refusal

Comments: Concern expressed that the property is outside the Limits to Built Development and within the Metropolitan Green Belt and that this property has already been increased in size by over 50%. If TWBC is minded to approve the application we would ask that there is a non-severance condition put in place.

PAG/KCC/TW/0259/2012

Location: Broomhill Bank School, Broomhill Road, Royal Tunbridge Wells
Proposal: Construction of external lift shaft

Decision: Remain neutral – leave to Planning Officer

Comment: Broomhill Bank School is a valuable asset to the community.

7. Items for Information:

Cllr Mrs Horne raised the matter of the trees that have been felled at the junction of Burnt House Lane. After discussion it was **AGREED** that **the Assistant Clerk ask the Tree Officer if tree protection measures can be put in place for the rest of this area and if the landowner can be asked to re-plant.**

Cllr Mrs Podbury advised that EN26 and EN27 have been deleted from TWBC Planning Policies. **The Assistant Clerk to ask TWBC about the implications of this and any other policies that have been deleted.**

Cllr Mrs Podbury reported that SHLA is now a requirement for new developments of ten or more houses.

Cllr Langridge raised the matter of the planning application on land adjoining 7 Gibbetts, Langton Green. The Assistant Clerk reported that as a result of discussions with TWBC, Town and Country Housing and the applicant this application will not go ahead in its present form.

Cllr Hemming advised that the tree adjacent to the Langton Green village sign needs pruning.

The date of the next meeting is proposed as 11th September.

There being no further business the meeting closed at 20.45pm

Chairman