



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

Minutes of a Planning Committee Meeting held on Wednesday 31st October 2018 at 8.00pm in the Committee Room, Speldhurst Village Hall

MEMBERS PRESENT: Cllrs Mrs Price (Chairman), Mercieca, Mrs Soyke, Ellery, Pate, Rowe, Mrs Jeffreys and Barrington-Johnson

OFFICERS PRESENT: Mrs K Harman – Assistant Clerk and Mr C May – Clerk.

MEMBERS OF THE PUBLIC PRESENT: There was one member 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 reasons for absence:** there were none.
3. **Disclosure of Interests:** Cllr Barrington-Johnson declared an interest in application no. 18/02929/FULL, Brakinston. It was then noted that having been a Councillor for SPC, Mr Langridge was known by several members of the Committee.
4. **Declarations of Lobbying:** All councillors had received a letter from Mr Edward Langridge regarding 18/02929/FULL, Brakinston.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on 2nd October 2018 be approved as a correct record and signed by the Chairman.
6. **Matters Arising:** Cllr Pate asked the Clerks if a response had been received from TWBC regarding application no. 18/02091/FULL. The Assistant Clerk said that she would speak to TWBC.
7. **Public Open Session:** Cllr Barrington-Johnson spoke as a member of public on behalf of Mr Edward Langridge regarding 18/02929/FULL Brakinston. His objections were as follows:-
 - The proposed balcony would overlook Mr Langridge's property and he would suffer considerable loss of privacy, particularly in his conservatory.
 - It is a substantial addition to the face of the existing house.
 - It is on the boundary line of the two properties which means that access will need to be gained from Mr Langridge's property to carry out the works.
 - Part of the boundary wall is ancient and a feature and needs protecting.

Cllr Barrington-Johnson then re-joined Councillors and took no part in their discussions regarding this application.

8. **Planning Appeals:**

18/00002/FULL

Location: The Barn, Pokehill Farm, South Farm Lane

Proposal: Part Retrospective – Replacement dwelling

(Amendment to Planning Consent 13/00485/FUL including alterations to elevations and footprint).

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

18/03087/FULL

Location: Chafford Park, Chafford Lane, Fordcombe, Tunbridge Wells, Kent TN3 OSP

Proposal: Landscape and fill former quarry.

Decision: Remain neutral – leave to Planning Officer.

18/02849/FULL

Location: The Anchorage, Langton Road, Speldhurst, Tunbridge Wells, Kent TN3 OJU

Proposal: Two storey rear extension with the addition of a porch to the south elevation and changes to fenestration.

Decision: SPC is neutral with regard to the proposed extension but would not support the construction of the acoustic fence without retention of the hedgerow on the road side to preserve the rural nature of this stretch of road.

18/02917/TPO

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

Proposal: Trees: Woodland maintenance – Remove dead, damaged and unstable trees and branches; prune to rebalance trees where necessary.

Decision: We object as there is insufficient information on the number and location of trees to be removed for us to properly assess this application. The application should be resubmitted with full specific information.

18/02950/FULL

Location: 20 Asher Reeds, Langton Green, Tunbridge Wells, Kent TN3 OAN

Proposal: Erection of single storey rear extension and works to rear garden.

Decision: Remain neutral – leave to Planning Officer.

18/02929/FULL

Location: Brakinston, Langton Road, Langton Green, Tunbridge Wells, Kent TN3 ODH

Proposal: Demolition of attached garage, single storey lean-to and shed and erection of a single storey extension on the east side and two storey extension, including a balcony on the west side.

Note: Cllr Barrington-Johnson took no part in the discussions or decision making regarding this application.

Decision: We object as the two-storey extension is too bulky and will be overbearing for the neighbouring properties which will harm the visual amenity of adjoining owners which directly face onto a high blank wall. From our interpretation of the drawings it appears that there is limited or no drop in ridge height so the extension does not appear subservient to the main building. We are concerned about potential overlooking of neighbouring properties. There is

insufficient information to allow the Committee to assess whether the proposal would damage the existing old garden wall which is an important feature.

18/02923/FULL

Location: 1 Knowleside, Birchetts Avenue, Langton Green, Tunbridge Wells, Kent TN3 0EJ

Proposal: Proposed one and two storey front extensions with the erection of a porch; Proposed single storey rear extension and internal alterations.

Decision: Remain neutral – leave to Planning Officer.

18/03012/FULL

Location: 2 Oxlea, Langton Green, Royal Tunbridge Wells, Kent TN3 0BX

Proposal: Two storey side extension to replace garage with single storey rear extension and roof to front elevation.

Decision: Remain neutral – leave to Planning Officer.

18/02760/FULL

Location: 36 Newlands, Langton Green, Tunbridge Wells, Kent TN3 0DB

Proposal: Conversion of existing garage in to habitable accommodation including new windows, doors and recladding of the front and side elevation.

Decision: Remain neutral – leave to Planning Officer.

18/03082/TPO

Location: Broom House, Broom Park, Langton Green, Royal Tunbridge Wells, Kent TN3 0RF

Proposal: Trees: Macrocarpa (T1) = Fell.

Decision: Remain neutral – leave to Tree Officer.

18/03109/FULL

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

Proposal: Demolition of existing link, erection of a single storey link extension and first floor terrace and alterations to fenestration.

Decision: Remain neutral providing there is no overlooking of neighbouring properties. Leave to Planning Officer.

10. **Report on the Meeting with TWBC Planning Department:** The Chairman declared this item on the agenda confidential and the member of public was asked to leave. The minute note is confidential and is not for circulation.

11. **Items for Information:**

- Date of next meeting: Tuesday 20th November at 7.30pm. Cllr Mrs Jeffries and Mr Round gave their apologies.

There being nothing further to discuss, the meeting closed at 9.41pm.

Chairman