

Speldhurst Parish Council

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

Minutes of The Planning Committee Meeting held in The Committee Room, Langton Green Village Hall on Tuesday, 12th May 2009 at 7.30pm

MEMBERS PRESENT : Cllr. Mrs Paulson-Ellis (Chairman)
Cllr. Mrs Podbury
Cllr. Ellis
Cllr. Langridge

OFFICER PRESENT : Pauline Lambell - Clerk

No members of the public present

1. APOLOGIES AND REASON FOR ABSENCE

Cllr. Brown – holiday
Cllr. Stevens - holiday
Cllr. Wheeler – prior business meeting

2. DECLARATIONS OF INTEREST

No declarations were made

3. DECLARATIONS OF LOBBYING

No declarations were made

4. **MINUTES** of the meeting dated 27th April 2009, copies having previously been forwarded to Members, were approved and signed.

5. **PLANNING APPLICATIONS** for discussion and decision.

The Committee **RESOLVED** that the following decisions be forwarded to Tunbridge Wells Borough Council. Unless otherwise stated all decisions are unanimous :-

09/01207/FUL/NR2

Address: 18 Ryders, Langton Green
Proposal: Window and door alterations
Decision: Remain Neutral

09/01218/TPO/DMD

Address: Rear of Longfield, Monteith Close, Langton Green
Proposal: TREES – Oak fell
Decision: Remain Neutral : Comment: It is not at all clear what the applicant is proposing. TWBC`s headed front sheet states `to fell` yet the application states to remove two branches - 40% ?

09/01263/FUL/KLM

Address: 6 Hazelbank, Langton Green
Proposal: Replace existing mock leaded light windows by plain glass, retaining original frames
Decision: Remain Neutral : Comment : Out of the seven properties in this road this will be the only property with plain glazing.

09/01296/LBC/SF1

Address: St Michael`s, Burrswood, Groombridge
Proposal: Listed Building Consent – alterations internally to provide guest Bedrooms and en-suites in part of the building. Two existing Bedrooms affected and two bedrooms with en-suites are to be created.
Decision: Remain Neutral – leave to Conservation Architect

09/01314/TPO/DMD

Address: 6 The Boundary, Langton Green
Proposal: TREES – Oak fell
Decision: Remain Neutral – leave to Tree Officer

6. Feedback on the meeting with TWBC Planning Officer - An excellent meeting (see notes attached).

7. Village magazine article and clarification on site visits - The Clerk had prepared an article for publication in the Speldhurst News to clarify the Parish Council`s Planning Committee`s planning process. A discussion followed and it was agreed to amend Item 4 of the Committee`s Terms of Reference as follows :

A minimum of two Members will attend any on-site visits. Access onto any property must have the owners`, or their representatives, permission.

The article was approved.

8. Cllr. Mrs Podbury raised a concern that the owners of Willow Tree Cottage, Franks Hollow appeared to be extending their garden into an adjacent field. Following advice gained from TWBC it was agreed to raise this with the Enforcement Officer.

Cllr. Mrs Paulson-Ellis, advised the meeting that due to heavy family commitments and more travel envisaged for the coming year, she felt unable to continue her role as Chairman of the Committee but wished to remain on the Committee. Members expressed their thanks to Jennie for all her guidance during what at times had been a difficult year and totally appreciated her decision.

The meeting closed at 8.30pm

CHAIRMAN

Speldhurst Parish Council

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Notes on a Meeting with Andrew Taylor and Denise Ford (Support Manger) Tunbridge Wells Borough Council`s Planning on 11th May 2009 at 2.30pm

MEMBERS PRESENT : Cllrs. Mrs Jennie-Paulson-Ellis, Mrs Podbury, Ellis, Langridge and Pauline Lambell (Clerk)

The meeting had been arranged at the request of the Planning Committee to enable clarification on various issues.

1. 95-98% of applications are dealt by delegated officer.
2. Cases are referred to Western Area Planning Committee when the `case warrants it as a whole` normally major applications (e.g. Tunbridge Wells Cinema Site). It is based on the complexity of the case (factual basis not emotive).
3. If we request that an application be referred to Western Area Planning it must be on planning reasons (large local interest is not a planning reason). If planning then come back refusing the request we can still ask for a Borough Councillor to call in the application (they can refuse if there is no planning reason to do so).
4. Should an application go to Western Area we can have our 3 minute say by registering our intention (latest registration the day before the meeting).
5. Planning notices are not placed as a matter of course but are placed on Listed Buildings, Conservation Area applications and major (10 houses or more).
6. 50% rule. Planning suggest that we look at delegated reports on the web site. TWBC tend to take a view on past applications, particularly those that have gone to Appeal, where the Inspector is of the opinion that the property is large enough to warrant the extension even though it is over 50% of the original build.
7. We asked for clarification on garden works to Listed Buildings (i.e. bollards - Black Lion House). This would only be subject to a planning application if the works actually touch the Listed Building.
8. Signs are determined on size. If a sign is over a certain size then an application would be required.
9. Fields being grabbed as part of a garden are not allowed and not encouraged. Planning permission would be needed.
10. Planning suggested that we can always obtain clarification on any concern by telephoning or emailing.

11. Planning would be interested in coming along prior to a Committee Meeting but would not discuss a current application.