



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

Minutes of a Planning Committee Meeting held on Wednesday 9th January at 7.30pm in the Palmer Room, Langton Green Village Hall

MEMBERS PRESENT: Cllrs Mrs Price (Chairman), Mrs Woodliffe, Ellery, Rowe and Round

OFFICERS PRESENT: Mrs K Harman – Assistant 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:** apologies were received from Cllr Mrs Jeffreys – prior engagement.
3. **Disclosure of Interests:** Cllr Rowe declared an interest in application no. 18/03744/TPO – the property under discussion was in close proximity to his own property.
4. **Declarations of Lobbying:** There were none.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on 11th December 2018 be approved as a correct record and signed by the Chairman.
6. **Matters Arising:**
 - a) An email had been received from a resident regarding the most recent admissions in the Call for Sites which do not appear to have a SHELAA. The Assistant Clerk was asked to contact TWBC to ascertain the procedure involved.
 - b) Invitations had been received to attend a TWBC Planning Committee meeting to discuss applications for 17 Great Footway, Langton Green and Speeds Farm, Farnham Lane, Langton Green. Cllr Mrs Price confirmed that she would attend to listen to the debate on Speeds Farm. As SPC had remained neutral on this application, she would not register to speak.

7. Public Open Session: there was one member of the public present.

Application no. 18/03458/FULL - 3 Knowle Close, Langton Green

Mr Alistair Nash of 2 Knowle Close spoke, outlining his objections to this application. He said that the plans had been altered by the developer and were mainly changes to the internal structure of the building and would be to the further detriment of his home. Additionally, the location of the services were to be significantly altered which would also have a negative impact on his property. He additionally noted that the developer may wish to use the development for rental purposes; the new tree survey showing removal of further trees; a wildlife survey and that he could provide evidence of badgers; the reference to the property as a 'farm' which was incorrect and the use of railway sleepers where the kerb is to be dropped. He hoped Councillors would still support their original objection to the proposal.

9. Planning applications for discussion and decision:

18/03458/FULL

Location: 3 Knowle Close, Langton Green, Royal Tunbridge Wells, Kent TN3 OEP

Proposal: Demolition of existing dwelling and erection of 3 dwellings, access and parking.

Decision: We acknowledge the amendments submitted however we stand by our original objections.

19/00010/TPO

Location: Springwood, 6A Hither Chantlers, Langton Green, Tunbridge Wells, Kent TN3 OBJ

Proposal: Trees: OAK (T1) - Reduce and shape crown by approximately 5-6 metres; OAK (T2) - Reduce and shape crown by approximately 5-6 metres; ASH (T3) - Reduce and shape crown by approximately 5-6 metres.

Decision: Remain neutral, leave to Tree Officer.

18/03838/FULL

Location: 6 Rushetts, Langton Green, Royal Tunbridge Wells, Kent TN3 OHB

Proposal: Single storey side/rear extension, and single storey extension in between garage and side of dwelling, to create cloakroom with front window.

Decision: Remain neutral, leave to Planning Officer.

18/03763/TPO

Location: Little Court Nursing Home, 26 Roopers, Speldhurst, Royal Tunbridge Wells, Kent TN3 OQL

Proposal: Trees: T1 (Silver Birch) 30% reduction due to maintenance, shading and safety.

Decision: Remain neutral, leave to Tree Officer.

18/03754/TPO

Location: 23 Hither Chantlers, Langton Green, Royal Tunbridge Wells, Kent TN3 OBL

Proposal: Trees: OAK (T1) – Remove due to fungus and replant with 1 English oak.

Decision: Remain neutral, leave to Tree Officer.

18/03744/TPO

Location: Amber House, Southfields, Speldhurst, Royal Tunbridge Wells, Kent TN3 OPD

Proposal: Fell and uproot.

Decision: Remain neutral - leave to Tree Officer.

18/03741/FULL

The Mill House, Speldhurst Hill, Speldhurst, Royal Tunbridge Wells, Kent TN3 ONE

Proposal: Demolition of outbuilding and store areas and erection of a two-storey extension and conservatory.

Decision: Remain neutral - leave to Planning Officer.

18/03689/FULL

Location: 6 Salisbury Road, Langton Green, Royal Tunbridge Wells, Kent TN3 0ES

Proposal: Single-storey side/rear extension.

Decision: Remain neutral but we have some concerns whether the site supports an extension this large.

18/03495/TCA

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

Proposal: Tree in a Conservation Area Notification 1x Norway Spruce – Fell.

Decision: Remain neutral – leave to Tree Officer provided that a replacement tree is planted.

18/03627/FULL

Location: Maplefield, Ewehurst Lane, Speldhurst, Tunbridge Wells, Kent TN3 0JX

Proposal: single-storey rear extension.

Decision: Remain neutral – leave to Planning Officer.

18/03585/FULL

Location: 2 Newlands, Langton Green, Royal Tunbridge Wells, Kent TN3 0BU

Proposal: Proposed extension to existing front elevation dormer window.

Decision: Remain neutral - leave to Planning Officer.

18/03564/FULL

Location: Breakstones, Speldhurst Road, Langton Green, Tunbridge Wells, Kent TN3 0JL

Proposal: Demolition of two sheds and the erection of detached garage.

Decision: Remain neutral provided that the foundations do not impinge on the growth of the tree.

18/03474/FULL

Location: Stonewall, Speldhurst Road, Langton Green, Royal Tunbridge Wells, Kent TN3 0JH

Proposal: Conversion of existing garage to annex. Single storey extension to form new garage and store.

Decision: Remain neutral - leave to Planning Officer provided that there is sufficient room remaining for vehicles to turn to avoid reversing onto the Speldhurst Road.

18/03475/LBC

Location: Stonewall, Speldhurst Road, Langton Green, Royal Tunbridge Wells, Kent TN3 0JH

Proposal: Listed Building Consent: Internal alterations and fenestration alterations to main house.

Decision: Remain neutral - leave to Conservation Officer provided that there is sufficient room remaining for vehicles to turn to avoid reversing onto the Speldhurst Road.

10. To Agree a Change to the Terms of Reference in line with GDPR:

Councillors discussed the need to put in place a procedure to ensure that the consent is obtained for members of public's personal information to be included in meeting minutes and retained by the council in line with recent GDPR regulations. Draft wording was suggested and it was agreed that the Assistant Clerk would circulate it via email to the Committee for feedback and agreement. This wording could be included on public agendas and the Chairman could additionally ask each member of public if they consent to their personal information being published before they speak. Guidance from the Governance Committee and Full Council minute-taking procedures could be obtained.

11. **Items of Information:**

- The Assistant Clerk advised Councillors that she would be working three longer days in the office so any planning enquires would be dealt with on either a Monday, Wednesday or Friday.
- Councillors agreed that it would be helpful to have plans shown on a projector during committee meetings and the Assistant Clerk said that she would look into purchasing one for SPC.
- Date of the next meeting: Tuesday 29th January 2019 at 7.30pm in the Council Office, Langton Green.

There being nothing further to discuss, the meeting closed at 9.00pm.

Chairman