



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

Minutes of a Planning Committee Meeting held on Monday 14th September 2015 at 7.30pm in the Parish Council Office, Langton Green Recreation Ground

MEMBERS PRESENT: Cllrs Mrs Horne (Chairman), Mrs Jeffreys, Mrs Lyle, Allen (arrived 7.34pm), Turner and Barrington-Johnson (ex-officio)

OFFICER PRESENT: Mrs M Flemington – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There were four members 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 reason for absence:** Cllr Mrs Hull (prior engagement).
3. **Disclosure of Pecuniary or Non-Pecuniary Interests:** There were none.
4. **Declarations of Lobbying:** There were none.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on **10th August 2015** be approved as a correct record and signed by the Chairman.
6. **Matters Arising:**
 - Paperless planning and e-consultation** – there was nothing to report.
 - Trees** – Tree Preservation Order 5023 2015 – The Anchorage, Langton Road, Speldhurst – has been confirmed.
7. **Public Open Session:** There were four members of the public present in connection with 15/506625 – Ashdene House, Langton Road, Langton Green. It was agreed to bring this application forward on the agenda.

The members of the public present spoke and made the following comments:

- Contrary to statements in the planning application the businesses are viable and do wish to continue and renew their leases
- Concerns at increased parking issues caused by an additional residential property

The Committee discussed the application and **RESOLVED** to make the following decision and comments:

15/506625/FULL

Location: Ashdene House, Langton Road, Langton Green, Royal Tunbridge Wells, TN3 0HL

Proposal: Change of use from mixed A1 (retail) and B1 (office) use to C3 (residential) with external alterations

Decision: Recommend refusal and ask that this application is called in to be considered by Tunbridge Wells Borough Council Planning Committee.

Comments: We have been informed that contrary to the information within the application at least one of the businesses is viable and would find it extremely difficult to relocate in the locality, resulting in the loss of a business and loss of employment. Additionally one of the businesses has been there for at least twenty years and the clothes shop referred to in the application has recently been replaced by a bike shop.

We would be concerned at the loss of this retail space which would be detrimental to the village. We would also be concerned about the pressure on parking that would be caused by residential use of the property.

- 8. Planning appeals** – the planning appeal in respect of 15/502971/LBC – Lower Church Farmhouse, Speldhurst Hill, Speldhurst following refusal by TWBC for an application for listed building consent to restore front door into the property, requiring removal of window and new front door in oak to the hallway of the house is ongoing.

A planning appeal has been lodged in respect of 15/502582/FULL - Little Stonewall Oast, Speldhurst Road, Langton Green, following refusal by TWBC for an application for ancillary residential use to oast, new first floor and fenestration changes.

9. Planning applications for discussion and decision:

15/506054/FULL

Location: 31 Holmewood Ridge, Langton Green, Royal Tunbridge Wells, TN3 0ED

Proposal: New replacement dwelling

Decision: Remain neutral – leave to Planning Officer

15/506154/FULL

Location: Oakwell House, The Green, Langton Green, Royal Tunbridge Wells, TN3 0JB

Proposal: single and two storey extensions

Decision: Remain neutral – leave to Planning Officer

15/506176/FULL

Location: Holmewood House School , Barrow Lane, Langton Green, Royal Tunbridge Wells, TN3 0EB

Proposal: Construction of a temporary haulage road from the main drive to Block D site compound, installation of 4 no. temporary portable classrooms and the construction of 2 no. temporary parking areas

Decision: Remain neutral – leave to Planning Officer

15/506278/TPO

Location: 1 Oxlea, Langton Green, Royal Tunbridge Wells, TN3 0BX

Proposal: TPO application to 1 no. Beech – Reduce by 20-25%

Decision: Remain neutral – leave to Tree Officer

15/506365/FULL

Location: 10 Winstone Scott Avenue, Langton Green, Royal Tunbridge Wells, TN3 0JJ

Proposal: Proposed first floor extension above existing extension

Decision: Remain neutral – leave to Planning Officer

15/506393/FULL

Location: Priestwood Cottage, Old House Lane, Fordcombe, Royal Tunbridge Wells

Proposal: Change of use from agricultural land to residential curtilage, revision to planning application

15/502279/FULL (refused)

Decision: Remain neutral – leave to Planning Officer

15/506461/FULL

Location: David Salomons Estate, Broomhill Road, Royal Tunbridge Wells, TN3 0TG

Proposal: Proposed upgrade and reinforcement to path adjacent to the lake within Salomons Estate grounds

Decision: Remain neutral – leave to Planning Officer

15/506679/TPO

Location: 3 Hither Chantlers, Langton Green, Royal Tunbridge Wells, TN3 0BJ

Proposal: TPO application to 5 no. Sycamore stems – Fell, 3 no. Conifers – Reduce in height to 2.4m

Decision: Remain neutral – leave to Tree Officer

Comments: We have concerns about the felling of apparently healthy trees and if TWBC is minded to grant consent we would ask that the planting of suitable replacements is considered.

15/506995/FULL

Location: 13 Cobhams, Speldhurst, Royal Tunbridge Wells, TN3 0QA

Proposal: Erection of a single storey rear extension and infill the existing porch to provide additional accommodation. Construction of new decking

Decision: Remain neutral – leave to Planning Officer

15/507009/FULL

Location: Dragonfly Farm, Langton Road, Speldhurst, Royal Tunbridge Wells, TN3 0NR

Proposal: Minor Material Amendment to condition 2 of 15/500571/FULL, revised roof design

Decision: Remain neutral – leave to Planning Officer

15/507010/FULL

Location: 2 Great Footway, Langton Green, Royal Tunbridge Wells, TN3 0DT

Proposal: First floor rear extension

Decision: Remain neutral – leave to Planning Officer

15/507033/TPO

Location: Tree tops, Stonewall Park Road, Langton Green, Royal Tunbridge Wells, TN3 0HD

Proposal: TPO application to 1 no. Willow – Fell

Decision: Remain neutral – leave to Tree Officer

Comments: We have concerns about the felling of an apparently healthy tree and if TWBC is minded to grant consent we would ask that the planting of a suitable replacement is considered.

KCC/TW/0301/2015

Location: Bidborough Waste Water Treatment Works, Franks Hollow Road, Bidborough, Royal Tunbridge Wells, TN3 0UB

Decision: Remain neutral – leave to Planning Officer

10. Planning applications for information not statutory consultation:

15/506081/NMAMD

Location: 29C Holmewood Ridge, Langton Green, Royal Tunbridge Wells, TN3 0ED

Proposal: Non Material Amendment to 12/03076/HOUSE – Alteration to orangery roof. Now to have raised parapets and glazed lantern

15/506202/ENVSCR

Location: Holmewood House School, Barrow Lane, Royal Tunbridge Wells, TN3 0EB

Proposal: EIA Screening Opinion: Construction of a temporary haulage road from the main drive to Block D site compound, installation of 4 no. temporary portable classrooms and the construction of 2 no. temporary parking areas (15/506176 refers)

15/506211/NMAMD

Location: Holmewood House School, Barrow Lane, Royal Tunbridge Wells, TN3 0EB

Proposal: Non Material Amendment to omit the 6 no. windows that were previously proposed to the diagonal zinc-clad wall to the existing Collings Building (approved in 14/506745/NMAMD) and reinstate the 2 no. circular windows that are currently located in this wall (Original Application 08/04133/FULMG)

15/506242/TCA

Location: Old Place, Penshurst Road, Speldhurst, Royal Tunbridge Wells, TN3 0PA

Proposal: Conservation Area Notification to 1 no. Copper Beech – remove one dead limb, 1 no. Conifer, 1 no. Ash and 1 no. Horse Chestnut – Crown reduction

15/506263/LAWPRO

Location: 6 Dene Way, Speldhurst, Royal Tunbridge Wells, TN3 0NX

Proposal: Lawful Development Certificate (Proposed): Single storey rear extension

15/506401/ENVSCR

Location: Priestwood Cottage, Old House Lane, Fordcombe, Royal Tunbridge Wells

Proposal: EIA Screening Opinion for change of use from agricultural land to residential curtilage, revision to planning application 15/502279/FULL (refused)

14/506425/PART11

Location: Ashurst Station, Ashurst Hill, Ashurst, Royal Tunbridge Wells

Extension of up platform by 114.3m and the down platform by 114.2m

15/506520/ENVSCR

Location: David Salomons Estate, Broomhill Road, Royal Tunbridge Wells, TN3 0TG

Proposal: EIA Screening Opinion – Proposed upgrade and reinforcement to path adjacent to the lake within Salomons Estate grounds (15/506461 refers)

15/506621/ELEC

Location: Meads House, Langton Road, Speldhurst, Royal Tunbridge Wells, TN3 0JU

Proposal: Installation of GRP substation

15/507012/TCA

Blue Cottage, Groombridge Hill, Groombridge, Royal Tunbridge Wells, TN3 9NA

Proposal: Conservation area notification to 1 no. Beech and Cob overhanging from neighbours – cut back 2-3 metres, Conifers leaning into footpath and road – fell, 1 no. Hazel – Reduce to roof height, 1 no. Willow – fell, 1 no. Hazel – reduce by 2-3m, 2 no. Sorbus – fell

15/507067/TCA

Location: Yew Tree Cottage, Speldhurst Road, Langton Green, Royal Tunbridge Wells, TN3 0JH

Proposal: Conservation area notification to 1 no. Leylandii – fell, 1 no. Apple tree - fell

11. Items for information:

Cllr Turner reported in connection with the refusal of application 15/500572 – April Lodge, Langton Road, Langton Green - that whilst the fence has been taken down the gates have not.

Cllr Mrs Lyle reported that an avenue of Horse Chestnut trees in Bird-in-Hand Street/Groombridge Road appears diseased.

The date for the next meeting is to be confirmed.

There being no further business the meeting closed at 8.49pm

Chairman