



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

**Minutes of an Online Planning Committee Meeting held at 7.30pm on
Wednesday 21st October 2020
Applications for Consideration and Discussion via Electronic Communication**

MEMBERS PRESENT

Cllrs Ellery (Chairman), Rajah, Rowe, Turner, Barrington-Johnson, Scarbrough and Langridge

OFFICERS PRESENT

Mrs Kate Harman – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT

There were no members of the public present.

1. Welcome by the Chairman

The Chairman welcomed everyone to the meeting.

2. To enquire if anyone intends to record the meeting

No one present intended to record the meeting.

3. To receive and approve apologies and reasons for absence

There were none.

4. Disclosures of Interests

Cllr Scarbrough was friends with the applicants of application no. 20/02760/FULL Cedarwood, Penshurst Road, Speldhurst and he would abstain from discussions regarding that application.

5. Declarations of Lobbying

There were none.

6. Minutes

RESOLVED That the minutes of the Planning Committee meetings held on 30th September 2020 be approved as a correct record and signed by the Chairman.

7. Matters Arising

There were none.

8. Public Open Session

There were no members of the public present.

9. Planning Appeals

There were none.

10. Planning applications for discussion and decision

20/01782/FULL

Location: Ashurst Place, Lampington Row, Langton Green, Tunbridge Wells, Kent TN3 0JG

Proposal: Planning application for Proposed conversion of 23 bed former care home to 9 private apartments and associated access, parking, 9 garages and amenity space.

Decision: We remain neutral however we have serious reservations about the traffic impact both in terms of safety during the construction period with proximity to the school and then on a continuing basis with the increased traffic level from the new development.

We request a developer contribution towards a formal pedestrian crossing in the proximity of the site of Winston Scott Avenue to allow safe passage of children to and from the school without having to use Lampington Row with its increased traffic.

We request a full landscaping scheme be submitted and are concerned about the design of the large garage block which is not in keeping with Ashurst Place.

20/02840/TCA

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

Proposal: Trees in a Conservation Area Notification: Ash, Hawthorn, Holly (G2) – Fell.

Decision: We object to the loss of the tree given no reason has been specified. We feel that the loss of the tree would impact on the character of the development.

20/02799/TPO

Location: 8 Roopers, Speldhurst, Kent TN3 0QL

Proposal: Trees: Fir (T38) – Fell.

Decision: We object to the felling of a healthy tree which is dominant and adds character to the surrounding area. Whilst we are sympathetic to the issue of wasps, it is not an uncommon problem experienced for a couple of months during the summer and we do not regard this as sufficient justification to fell the tree. We would suggest other avenues are explored rather than cutting down the tree. We also note the strength of opposition of other residents in the area.

20/02760/FULL

Location: Cedarwood, Penshurst Road, Speldhurst, Tunbridge Wells, Kent TN3 0PQ

Proposal: Removal of existing garage and car port; proposed single storey rear; two storey side extension; first floor alterations and existing brickworks rendered; changes to fenestrations.

Decision: Remain neutral – leave to Planning Officer.

20/02763/FULL

Location: 4 Ryders, Langton Green, Kent TN3 0DX

Proposal: Part garage conversion to habitable accommodation. Alterations to the existing flat roof including new parapet wall. Alterations to the fenestration.

Decision: Remain neutral – leave to Planning Officer.

20/02690/FULL

Location: Little Garth, Lower Green Road, Speldhurst, Kent TN3 0NB

Proposal: Change of use of countryside/paddock to domestic curtilage and change of use of domestic curtilage to countryside/paddock.

Decision: Remain neutral – leave to Planning Officer.

20/02602/FULL

Location: Beech House, Furzefield Avenue, Speldhurst, Kent TN3 0LD

Proposal: Erect a wooden close board fence atop a stretch of retaining wall along the southern boundary of the property; erect a wooden gate with steel frame attached to our garage wall at the western end of the fence.

Decision: Remain neutral – leave to Planning Officer.

20/02595/FULL

Location: 3 Knowle Close, Langton Green, Kent TN3 0EP

Proposal: Variation of Condition 2 (Approved Plans) of 20/00148FULL – Amended window openings on ground floor and site levels of plot 3B.

Decision: Remain neutral – leave to Planning Officer.

20/02504/FULL

Location: Tanglewood, Furzefield Avenue, Speldhurst, Kent TN3 0LD

Proposal: Erection of an outbuilding.

Decision: Remain neutral – leave to Planning Officer.

20/02357/FULL

Location: Pokehill Farm, South Farm Lane, Langton Green, Kent TN3 9JN

Proposal: The conversion of a bottling plant building into a single dwelling.

Decision: We object to this application on the basis that the existing building is in breach of planning regulations and this would have a harmful impact on the AONB.

20/01876/FULL

Location: West Quintain Cottage, Speldhurst Road, Langton Green, Kent TN3 0JW

Proposal: Play platform built around tree (retrospective).

Decision: Remain neutral – leave to Planning Officer.

KCC/TW/0218/2020

Location: Langton Green Primary School, Lampington Row, Langton Green, Kent TN3 0JG

Proposal: Provision of outside shelters to enable all year-round teaching.

Decision: We support this application.

20/02841/TPO

Location: Birchett Meads , Langton Road, Langton Green, Tunbridge Wells, TN3 0EG

Proposal: Trees: T1 (YEW) - Reduce overall canopy by 2 metres and raise canopy to 4.5 metres above ground level.

Decision: Remain neutral - leave to Tree Officer.

20/02868/FULL

Location: The Hollonds, Broom Lane, Langton Green, Tunbridge Wells, TN3 0RA

Proposal: Erection of 2 no. pillars and gates.

Decision: Remain neutral – leave to Planning Officer.

11. Government's Planning White Paper

Councillors agreed not to submit feedback to the consultations on the basis that TWBC had more technical expertise than SPC and their response would carry more weight. They were fully supportive of the response submitted by TWBC for the first round of consultations and had confidence in the response to the second consultation.

12. Compliance Issues

There were none.

13. TWBC Draft Local Plan

The Assistant Clerk advised councillors that she had received an enquiry from Ellen Gilbert enquiring if SPC had carried out any Housing Needs survey work. Councillors agreed that the parish council had not carried out any surveys and did not have any suitable information to respond with.

14. Items for Information

Date of the next meeting was Tuesday 24th November and going forward, planning committee meetings would be held on the Tuesday thirteen days prior to Full Council meetings.

There being nothing further to discuss, the meeting finished at 8.54pm.

Chairman