



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

**Minutes of a Planning Committee Meeting held on Wednesday 8<sup>th</sup> May at 7.30pm in the Council Offices, Langton Green Village Hall**

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

**OFFICERS PRESENT:** Kate Harman – Assistant Clerk

**MEMBERS OF THE PUBLIC PRESENT:** There were no 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 reasons for absence:** apologies were received from Cllr Pate – previous engagement; Cllr Rowe – holiday.
3. **Disclosures of Interests:** there were none.
4. **Declarations of Lobbying:** there were none.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on 9<sup>th</sup> April 2019 be approved as a correct record and signed by the Chairman.

**Matters Arising:**

- a) Councillors asked that the following response be sent to the TWBC Enforcement Officer regarding application no. 18/02849, The Anchorage, Langton Road, Speldhurst: We note that the acoustic fence is no longer permitted development as the hedge has been removed. The Parish Council strongly objects to the removal of the hedge which should be replaced immediately with tall hedging plants or the fence should be taken down.
  - b) It was noted that the field behind Bradleys Mill in Speldhurst which had been put on the brownfield site register had now been reclassified as greenfield.
6. **Public Open Session:** There were no members of the public present.

7. **Planning appeals:** for information only.

**17/02743/FULL**

Location: Farm Buildings Near Scriventon House, Stockland Green

Proposal: Conversion of redundant farm buildings to 8 No. new residential units with associated parking and landscaping and relocated access onto Barden Road.

**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.

**18/03080/FULL**

Location: 26 First Street, Langton Green, Royal Tunbridge Wells, Kent

Proposal: Proposed two storey front extension and porch. Hardstanding to front garden to create an off-road parking space.

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

**KCC/TW/0048/2019 and 19/00906/COUNTY**

Location: Upper Birchetts, Langton Road, Langton Green, Tunbridge Wells, Kent TN3 OEG

Proposal: Change of use from B1 to D1. The premises are currently vacant. It is proposed to use the premises as an adult education centre to teach pottery classes for KCC Community Learning Skills (Adult Education). Temporary change of use is required for a 3-year period.

Decision: Object unless adequate on-site parking can be ensured for students and staff during the daytime sessions as well as the evening, as any overflow would contribute to existing parking and congestion problems on this busy stretch of road.

**19/00589/FULL**

Location: 3 Upper Nellington, Langton Green, Royal Tunbridge Wells, Kent TN3 OAS

Proposal: First floor side extension above one of existing garages; garage conversion (both garages); new garage roof; new porch; alterations to fenestration.

Decision: Remain neutral, leave to Planning Officer.

**19/00512/FULL**

Location: Shirley Lodge, Leggs Lane, Speldhurst, Royal Tunbridge Wells, Kent TN3 ORQ

Proposal: Demolition and replacement of existing side extension with additional façade enhancements and associated landscaping.

Decision: Remain neutral, leave to Planning Officer.

**19/00977/FULL**

Location: 5 Asher Reeds, Langton Green, Royal Tunbridge Wells, Kent TN3 OAL

Proposal: Single storey garage extension.

Decision: Remain neutral, leave to Planning Officer.

**19/00445/FULL**

Location: 11 Upper Profit, Langton Green, Royal Tunbridge Wells, Kent TN3 OBZ

Proposal: First floor side/rear extension, partial garage conversion, new roof over garage, replacement porch and 2 roof lights to front. Rendered finish to roof dormers.

Decision: Remain neutral, leave to Planning Officer.

CIlr Round asked that it be minuted that he objected to this proposal.

**19/00845/TPO**

Location: Roopers Green, Speldhurst, Royal Tunbridge Wells, Kent TN3 0QL

Proposal: Trees: Common lime (T25) – Reduce faulted/limb stems by 30%; Wild Cherry (T29) – Fell; Common Hornbeam (T27) – Raise low canopy to 3M; Common lime (T15) – Raise low canopy to 2.5M; Common Lime (10) – Raise low canopy to 2.5M; Common Lime (T9) – Raise low canopy to 2.5M; Common Lime (T8) – Raise low canopy to 3M.

Decision: Support.

**19/00998/TPO**

Location: 20 The Boundary, Langton Green, Royal Tunbridge Wells, Kent TN3 0YB

Proposal: Trees: Oak Tree – prune to the previous pruning points.

Decision: Remain neutral, leave to Tree Officer.

**19/00930/TPO**

Location: Shandon, Monteith Close, Langton Green, Royal Tunbridge Wells, Kent TN3 0AD

Proposal: Trees: Oak (T1) – reduce by 30% and reduce large bow over garden by around 60% to match the remaining canopy. Oak (T2 part G3 TPO) reduce by 30% and raise canopy. Oak (T3 park G3 TPO) – reduce by 30% and raise canopy.

Decision: Remain neutral, leave to Tree Officer.

**19/01195/FULL**

Location: The Old Farm House, Bullingstone Lane, Speldhurst, Tunbridge Wells, Kent TN3 0JY

Proposal: Conversion of barn to create ancillary accommodation.

Decision: We object on the grounds of introducing new windows and doors into an historic barn.

**19/01197/LBC**

Location: The Old Farm House, Bullingstone Lane, Speldhurst, Tunbridge Wells, Kent TN3 0JY

Proposal: Listed Building Consent: Conversion of barn to create ancillary accommodation.

Decision: We object on the grounds of introducing new windows and doors into an historic barn.

**19/00687/TPO**

Location: 18 Roopers, Speldhurst, Tunbridge Wells, Kent TN3 0QL

Proposal: Trees: Common Horse Chestnut (T1) – Remove epicormic growths; Common Horse Chestnut (T3) – Raise low canopy to 3 metres.

Decision: Remain neutral, leave to Tree Officer.

**19/00495/FULL**

Location: 55 Dornden Drive, Langton Green, Royal Tunbridge Wells, Kent TN3 0AE

Proposal: Single storey rear extension and fence re-alignment to the northern boundary.

Decision: We object on the grounds of insufficient information. The application does not include floor plans or show the fence realignment. We request that the extent of the applicant's land ownership be verified with the Land Registry.

**19/01144/FULL**

Location: 57 The Boundary, Langton Green, Royal Tunbridge Wells, Kent TN3 0YA

Proposal: Demolition of conservatory and erection of single storey rear extension, plus part garage conversion with creation of first floor.

Decision: We object on the basis that the description does not accurately reflect the proposed extension and the changes to the garage footprint. We would ask that the application is resubmitted with an accurate description of the changes.

**9. Items for information**

- a) Cllr Round said that he believed the work carried out on 36 Newlands, Langton Green did not comply with the planning permission given by TWBC for the new side extension to be part-clad, part-rendered. The whole of the front of the extension had been clad, together with an approximate 1 metre strip of cladding on the side, adjoining the front corner of the extension. The Assistant Clerk was asked to email TWBC's Enforcement Officer regarding this matter.
- b) Cllr Round voiced concern regarding a large oak tree at Speeds Farm in Langton Green which had been felled, in his opinion, unnecessarily. The Assistant Clerk advised that this matter had been investigated and as the tree was not protected, unfortunately no action could be taken.
- c) Cllr Round raised a query regarding application no. 18/03482. It was agreed that this matter would be investigated by Councillors and discussed at the next Planning Committee meeting.
- d) Date of the next meeting: Wednesday 29<sup>th</sup> May 2019.

There being nothing further to discuss, the meeting closed at 9.20 pm.

Chairman