



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

Minutes of a Planning Committee Meeting held on Wednesday 29th May at 7.30pm in the Council Offices, Langton Green Village Hall

MEMBERS PRESENT: Cllr Barrington-Johnson (ex-officio), Mrs Woodliffe, Ellery, Round, Pate and Turner

OFFICERS PRESENT: Kate Harman – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There were no members of the public present.

In the absence of the Chairman, Cllr Barrington-Johnson was elected to chair the meeting.

1. **Election of Chairman:** It was **RESOLVED** that, further to her previous agreement, Cllr Mrs Price continue as Chairman of the Planning Committee. It was **RESOLVED** to elect Cllr Mrs Woodliffe as Vice-Chairman.
2. **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.
3. **To receive and approve apologies and reasons for absence:** apologies were received from Cllr Mrs Price (prior engagement) and Cllr Rowe (family commitments).
4. **Disclosures of Interests:** Cllr Pate declared an interest in The Old Dairy under item 11 which is in close proximity to his own property and Cllr Barrington-Johnson declared an interest in the 26 First Street appeal under item 8, the resident of which is a friend.
5. **Declarations of Lobbying:** there were none.
6. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on 8th May 2019 be approved as a correct record and signed by the Chairman.

Matters Arising:

- a. A response had been received from the Enforcement Officer at TWBC regarding application no. 18/02849, The Anchorage, Langton Road, Speldhurst regarding the acoustic fence. Councillors asked the Assistant Clerk to go back to TWBC Enforcement Officer with the following comments: As the applicants have been asked to submit a retrospective application, please confirm that this will require the reinstatement of the hedge.

- b. The Assistant Clerk had emailed TWBC Enforcement Officer regarding 36 Newlands, Langton Green however no response had been received and she would chase a response.
- c. Application no. 18/03482, Cedar House, Monteith Close, Langton Green – Cllr Round noted that the tiles on the property were not as detailed on the planning permission. The Assistant Clerk was asked to check the timescales for completion with TWBC and additionally to enquire about planning permission for the fence which has recently been erected.

7. **Public Open Session:** There were no members of the public present.

8. **Planning appeals:** for information only. It was noted that a new appeal had been received for 3 Knowle Close, Langton Green, 19/00329/FULL for the demolition of an existing dwelling and erection of 2 dwellings.

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.

It was confirmed that this appeal had been rejected.

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.

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

19/00999/TPO

Location: Yew Tree Cottage, Barden Road, Speldhurst, Tunbridge Wells, Kent TN3 OPS

Proposal: Yew (T1) – prune the lower crown from south east to south west from 6m to 4m lateral branch length to rebalance the crown and reduce the growth that overhands The Old Post Office.

Decision: Remain neutral – leave to Tree Officer.

19/00724/FULL

Location: Lynwood, Furzefield Avenue, Speldhurst, Tunbridge Wells, Kent TN3 OLD

Proposal: Removal of existing conservatory and erection of two storey rear extension.

Decision: Remain neutral – leave to Planning Officer.

19/00605/LBC

Location: The Hollonds, Broom Lane, Langton Green, Tunbridge Wells, Kent TN3 ORA

Proposal: Listed Building consent – Orangery extension to replace conservatory, conversion of garage to pool room, first floor extension above existing garage, extension to provide indoor swimming pool and internal alterations.

Decision: Remain neutral – leave to Conservation Officer.

19/00604/FULL

Location: The Hollonds, Broom Lane, Langton Green, Tunbridge Wells, Kent TN3 ORA

Proposal: Orangery extension to replace conservatory, conversion of garage to pool room, first floor extension above existing garage, extension to provide indoor swimming pool and internal alterations.

Decision: Remain neutral – leave to Planning Officer.

19/01142/FULL

Location: 64 Longmeads, Royal Tunbridge Wells, Kent TN3 0AZ

Proposal: Erection of two storey side extension.

The details for this application had not been uploaded onto the TWBC Planning portal in time for discussion by Councillors. The Assistant Clerk advised that SPC had been granted an extension for comments until the 21st June 2019.

19/00767/FULL

Location: 33 Holmewood Ridge, Langton Green, Tunbridge Wells, Kent TN3 0ED

Proposal: Erection of two storey side extension, plus erection of a single storey rear and side extension, with pitched roof added to garage; alterations to fenestration.

Decision: Remain neutral, leave to Planning Officer. Point to note: the site notice was located some distance from the proposed development and we are concerned that potentially affected neighbours may be unaware of this application. TWBC needs to ensure their site notices are appropriately located.

It was agreed that a letter would be sent to TWBC asking them to locate their site notices correctly.

19/00764/FULL

Location: 6 Bushy Gill, Langton Green, Royal Tunbridge Wells, Kent TN3 0DD

Proposal: Erection of ground floor front extension and first floor extensions, plus garage conversion, new porch and addition of weatherboarding.

Decision: Remain neutral, leave to Planning Officer but given the proximity to the neighbour of the proposed build, we would expect the windows overlooking to have obscured glass.

10. **Items for information:** Cllr Pate said that he was concerned about the lack of regulation of compliance when planning permissions are granted and used the example of The Old Dairy on Barden Road where the developer had recently planted a row of conifer trees on the boundary but the application stipulates very specific planting. There seems to be no methodology to hold the developer to count. It was agreed that 'Compliance Issues' would be added as an item to all future planning agendas and Councillors were to consider how they could assist TWBC to ensure that the building regulations and compliance are carried out. Cllr Barrington-Johnson agreed to draft a letter with the Assistant Clerk to TWBC raising SPC's concerns on this matter.
11. There being nothing further to discuss, the meeting closed at 8.30pm.

Chairman