



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

Minutes of a Planning Committee Meeting held in the Parish Council Office, Langton Green Recreation Ground, on Monday 14th July 2014 at 7.30pm

MEMBERS PRESENT: Cllrs Mrs Horne (Chairman), Mrs Hull, Barrington-Johnson, Turner, Mrs Jeffreys (ex-officio) and Milner (ex-officio)

OFFICER PRESENT: Mrs M Flemington – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There were two members of the public present, one of whom arrived at 8.10pm.

1. **Apologies and reason for absence:** Cllr Langridge and Cllr Mrs Podbury (both prior engagement)
2. **Declarations of Interest:** There were none
3. **Declarations of Lobbying:** There were none
4. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on **9th June 2014** were approved and signed as a correct record.
5. **Matters Arising:**
 - Review of Terms of Reference:** It was **RESOLVED** to delete Item 14 regarding S106 contributions and recommend the revised Terms of Reference for adoption by Full Council. It was also **RESOLVED** to review the Terms of Reference again in 3-6 months because of the changes taking place with paperless planning and e-consultation.
 - Paperless planning and e-consultation** – The Assistant Clerk updated members on the transfer arrangements and the problems being encountered.
 - Trees** – TCA (Trees in a Conservation Area) and DDD (Dead, Dying and Dangerous trees) applications are on this agenda but will not need considering routinely in future.
6. **Public Open Session** – the meeting will be adjourned to give members of the public an opportunity to raise with the Committee any items of interest or concern. If members of the public are attending regarding a specific planning application on this agenda the Committee Chairman may bring this application forward under item 8. Below. **The public open sessions may be limited to a time to be determined.**

The two members of the public were present in connection with 14/500172 – Clint, Furzefield Avenue and spoke immediately before that application was considered on the agenda.

7. Planning appeals – update situation

30 Holmewood Ridge, Langton Green – the appeal has not been determined yet.

Northfield Lodge, Langton Green – the appeal has not been determined yet.

4 Newlands, Langton Green – the appeal has not been determined yet.

Treetops (land adjacent to), Stonewall Park Road, Langton Green – the appeal has been dismissed by the Planning Inspectorate

8. Planning applications for discussion and decision:

TW/14/01513/HOUSE/MM1

Location: Little Quarry, Langholm Road, Langton Green, Royal Tunbridge Wells

Proposal: Two storey side extension

Decision: Remain neutral – leave to Planning Officer

TW/14/500668/FULL

Location: 5 Mercers, Langton Green, Royal Tunbridge Wells

Proposal: Part two-storey and part single-storey side extension with replacement pitched roof over existing flat roofed attached garage

Decision: Remain neutral – leave to Planning Officer

TW/14/501167/FULL

Location: Bradleys (Speldhurst) Ltd, Speldhurst Hill, Speldhurst, Royal Tunbridge Wells

Proposal: Demolition of existing commercial buildings and introduction of 4 new dwellings comprising two detached houses of traditional design and a pair of semi-detached ‘workers cottages’, the conversion of the existing Listed Mill building to provide a 4 bedroom dwelling and the provision of garaging/parking and associated landscaping

Decision: Recommend approval

Comments: This development proposal would ensure the preservation of the historic mill for the future. We note that there is a flood risk assessment as part of the application. There is regular flooding at the bottom of Speldhurst Hill by Lower Green Road and we would ask TWBC to ensure that this will not be exacerbated in any way by the proposals associated with this planning application.

TW/14/501170/LBC

Location: Bradleys (Speldhurst) Ltd, Speldhurst Hill, Speldhurst, Royal Tunbridge Wells

Proposal: Demolition of existing commercial buildings and introduction of 4 new dwellings comprising two detached houses of traditional design and a pair of semi-detached ‘workers cottages’, the conversion of the existing Listed Mill building to provide a 4 bedroom dwelling and the provision of garaging/parking and associated landscaping

Decision: Recommend approval

Comments: This development proposal would ensure the preservation of the historic mill for the future. We note that there is a flood risk assessment as part of the application. There is regular

flooding at the bottom of Speldhurst Hill by Lower Green Road and we would ask TWBC to ensure that this will not be exacerbated in any way by the proposals associated with this planning application.

TW/14/501276/TCA

Location: 2 the Green, Langton Green, Royal Tunbridge Wells

Proposal: 1 x Ash, 1 x Sycamore – prune Sycamore to give a 5 metre clearance to house walls and roof, Laurel – remove all Laurel beside front path, fell Elder and Sycamore beneath Yew tree

Decision: Remain neutral – leave to Tree Officer

Comments: It is believed that one of these trees is growing on land owned by Speldhurst Parish Council

TW/14/501277/TCA

Location: Byrams, Sherwood Place, Speldhurst Road, Langton Green

Proposal: Tree in Conservation Area Notification: YEW – Reduce leaning tree by ¾

Decision: Remain neutral – leave to Tree Officer

TW/14/500778/TDD

Location: 67 The Boundary, Langton Green, Royal Tunbridge Wells

Proposal: Dead and dangerous tree notification – TULIP – fell

Decision: Remain neutral – leave to Tree Officer

TW/14/501397/FULL

Location: 32 Upper Profit, Langton Green, Royal Tunbridge Wells

Proposal: Erection of detached garage to include new drive, access and closure of existing access

Decision: Defer to the next meeting as none of the application information was available on the planning portal

The two members of the public present spoke in respect of application 14/500172 below and made the following comments:

- Concern about a precedent being set for further development
- Increased traffic
- Increased parking problems
- Noise disturbance

TW/14/500172/FULL

Location: Clint, Furzefield Avenue, Speldhurst, Royal Tunbridge Wells

Proposal: Two detached houses

Decision: Remain neutral – leave to Planning Officer

Comments: Speldhurst Parish Council has concerns about the increased traffic flow on Furzefield Avenue and particularly at the junction with Barden Road where visibility is poor. We note that the garage at Clint would have to be demolished to allow for the development proposal and would expect that adequate off-road parking be provided for Clint.

TW/14/500871/EIASCRC

Location: Clint, Furzefield Avenue, Speldhurst, Royal Tunbridge Wells
Proposal: EIA Screening Opinion – Two detached houses (14/500172 refers)

Decision: Remain neutral – leave to Planning Officer

Comments: Speldhurst Parish Council has concerns about the increased traffic flow on Furzefield Avenue and particularly at the junction with Barden Road where visibility is poor. We note that the garage at Clint would have to be demolished to allow for the development proposal and would expect that adequate off-road parking be provided for Clint.

The applications listed below are subject to re-consultation – decisions to be made on whether to repeat or vary the previous recommendations and comments (if any)

TW/14/01377/HOUSE

Location: Somerden, Langton Road, Speldhurst, Royal Tunbridge Wells
Proposal: Erection of garden shed

Decision: Remain neutral – leave to Planning Officer (as decision at Planning Committee meeting 9th June)

TW/14/01529/HOUSE

Location: 16 Ryders, Langton Green, Royal Tunbridge Wells
Proposal: Installation of patio doors to rear elevation

Decision: Remain neutral – leave to Planning Officer (as decision at Planning Committee meeting 9th June)

TW/14/01531/HOUSE

Location: Garfield, Homewood Road, Langton Green, Royal Tunbridge Wells
Proposal: First floor rear extension and fenestration alterations

Decision: Remain neutral – leave to Planning Officer (as decision at Planning Committee meeting 9th June)

TW/14/00541/HOUSE

Location: 13 Dornden Drive, Langton Green, Royal Tunbridge Wells
Proposal: Variation of condition 5 of TW/12/02921 – two storey side extension and single-storey garage replacement – to allow a window to the utility room on ground floor north elevation

Decision: Remain neutral – leave to Planning Officer (as decision at Planning Committee meeting 9th June)

9. Items for Information:

Cllr Mrs Jeffreys reported that there is a dead/dying/dangerous tree at the junction of Longmeads and Asher Reeds.

The date for the next meeting is to be confirmed.

There being no further business the meeting closed at 8.55pm

Chairman