



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

Minutes of a Planning Committee Meeting held on Wednesday 17th May at 7.30pm in the Gallery Room, Langton Green Village Hall

MEMBERS PRESENT: Cllrs Mrs Price (Chairman), Mrs Horne, Mrs Jeffreys, Parker and Mercieca.

OFFICER PRESENT: Mrs K Harman – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There were five members of the public present.

1. **Election of Chairman:** Cllr Mrs Price was proposed as Chairman by Cllr Mrs Jeffreys and seconded by Cllr Parker and it was **RESOLVED** to elect Cllr Mrs Price as Chairman of the Planning Committee. Cllr Mrs Horne thanked the Committee for their contributions and said it had been a pleasure being Chairman. Cllr Mrs Jeffreys thanked Cllr Mrs Horne on behalf of the Committee for all her hard work over the past three years.
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 reason for absence:** Apologies were received from Councillors Allen and Turner (previous engagements).
4. **Disclosure of Interests:** There were none.
5. **Declarations of Lobbying:** Cllr Mrs Price said that she had received an email regarding 2 Upton Quarry (17/01309/FULL).
6. **Minutes:** **RESOLVED** that the minutes of the Planning Committee meeting held on **19th April 2017** be approved as a correct record and signed by the Chairman.
7. **Matters Arising:** There were none.
8. **Public Open Session** –There were 5 members of the public present – 2 residents objecting to the 2 Upton Quarry applications; 2 objecting to the 1 The Cricketers application and 1 objecting to both applications.

2 Upton Quarry

John Jeffrey, a resident from Langholm Road spoke first against this application. He circulated to the committee super-imposed images of the before and after of the property, should the building work be allowed to proceed. He said that the proposed property would extend 4 metres over the existing building line which would have an enormous impact on the openness of the site, particularly bearing in mind that it's a corner plot. He is worried that allowing an extension of this scale would set a precedent to other residents. He asked the committee to bear in mind the wishes of the Langton Green residents in the recent Parish Plan survey where it was clear they want to retain the openness and character of the village. Ed Langridge spoke against the application saying that there is a deliberate building line and to extend 4m over this would change the whole character of the road. He pointed out that the property had also recently undergone a significant extension. He asked if the 2 trees in the plot could have TPO's put on them.

John Jeffrey said that this property is currently a very prominent property which, should the application be granted, would become a very dominant property in the road.

Ken Howes spoke against the application and reiterated the need to keep the two attractive silver birch trees. He also asked the committee to bear in mind the resident's survey – he said this is the type of development most residents who replied are against – they want to keep the existing character of the village. There will be a significant change in aspect if the site line is crossed so extensively which will detract from the visual amenity.

1 The Cricketers

Jo Vidler spoke first regarding this application – she lives at 2 The Cricketers. She said that the owners of the property carried out no consultation prior to beginning work. They had been advised of the covenant that exists on the properties and also that they would need to obtain planning permission however they had chosen to ignore that advice. They were also visited by the Planning Enforcement Officer who spoke to both the owner and builder advising them that to continue would be at their own risk. Ms Vidler circulated photographs of the property and the extension so far. She said that her conservatory and garden are now very over-looked.

Fleur Jackson of Salisbury Road said that the property backs onto her house. The new dormer window looks right into her garden and pointed out that this is why the covenant was put on the house when it was built.

Ed Langridge said that the scale of this application is totally out of character with the whole area.

Ken Howes said that this application is also against the wishes of residents highlighted in the recent Parish Plan – to preserve the openness and character of the village.

Councillors then agreed to comment on the two applications under discussion before proceeding with the agenda as planned.

17/01309/FULL

Location: 2 Upton Quarry, Langton Green, Tunbridge Wells, Kent TN3 0HA

Proposal: Two storey side extension.

Decision: Objection – This development would harm the semi-rural open character of this area and the departure from the building line has a detrimental effect on the street scene. It would change the character of the house from being prominent to being dominant.

17/01245/FULL

Location: 1 The Cricketers, Third Street, Langton Green, Royal Tunbridge Wells, Kent TN3 0EN

Proposal: Part Retrospective – Loft conversion with two rear pitched roof dormer windows joined by a flat roof and a proposed horizontal, central velux window; Loft conversion of attached single storey garage with a front velux window.

Decision: Objection – The development is harmful to the residential amenity of neighbouring properties due to loss of privacy and light. By virtue of adding a third storey, it has an over-bearing effect on neighbouring properties and does not respect the context of the street in scale or appearance.

The 5 members of the public then left the meeting.

9. Planning appeals –

16/07423/FULL 1 Bullingstone Cottage, Bullingstone Lane, Speldhurst.

Proposal to remove bank to front of house and provide for off road parking with retaining wall and landscaping and gate to entrance. Construct summer house at top of garden.

Councillors had no comments to make regarding this appeal.

10. Public Consultation: Tunbridge Wells Draft Planning Framework for the Crescent Road/Church Road Area of Change. Great Hall Car Park and Mount Pleasant Car Park. Councillors agreed that it was not appropriate for the Planning Committee to respond to this consultation on behalf of Full Council and that individuals should respond themselves with their own personal views.

11. Local Plan: Issues and Options and Draft Landscape Character Assessment SPD: TWBC Call For Additional Sites:

Councillors considered a response to the consultation to report back to Full Council, as follows:-

Section 3: Vision and Objectives

Question 1 – Do you agree with the new draft Vision for the borough? *No comment.*

Question 2 – What suggestions do you have for improving or updating the draft Vision and relating it to 2033? *No comment.*

Question 3 – What should we be aiming and aspiring to achieve and why? *No comment.*

Section 4: Key Issues and Challenges

Infrastructure

4.18 Question 6c – Have we identified the main infrastructure issues facing the borough? *No*

4.18 Question 6d – If No, what infrastructure issues do you think are missing? *We are concerned that the road system is currently not coping with speeds and volumes of traffic and that any large residential development should not be considered without first addressing the current and future infrastructure requirements. The quality of life of existing residents in the parish is steadily declining due to lack of attention to infrastructure issues.*

Housing

No comment.

Economy

No comment.

Transport and Parking

4.42 Question 6i – Have we identified the main transport and parking issues facing the borough? *No*

4.42 Question 6j – If No, what transport and parking issues do you think are missing? *Our roads are currently congested. In addition to improved public transport (frequent and affordable), we need safer cycle routes and more affordable bus services. Improve school bus services by reducing costs and increasing frequency.*

Leisure and Recreation

No comment.

Sustainability

No comment.

Section 5: Strategy Considerations

Cross-boundary Strategic Planning and Duty to Cooperate

No comment.

Settlement Groupings

5.12 Question 8 – Do you agree with the suggested groupings of settlements? *(to be considered at the next Planning Committee meeting)*

Development Boundaries

5.15 Question 9 – Should the policy approach of defining settlement ‘Limits to Built Development’ continue in principle? *In principle yes but we would like local needs housing to be considered in villages with no LBD.*

5.15 Question 9a – Should the defined Limits to Built Development as currently drawn be retained in their current form in order to maintain settlement patterns, or be removed to enable the delivery of suitable sites? *It should be retained.*

Strategic Options

Action: Cllr Mrs Price to prepare a short report to Full Council outlining the five options. Councillors considered the options and there was some support for Option 1 and greater support for Options 4 and 5 which would give the parish more protection.

Question 10 – Please let us know your preferred option or combination of options in order of preference.

Question 10a – If you prefer a combination of options, please state which ones.

Question 11 – What views do you have about the possibility of a new settlement somewhere in the borough providing for future development needs?

Question 11a – Where do you think a possible new settlement could be located?

Question 12 – Do you think we have considered and identified all reasonable options for accommodating future development growth within the borough?

(Questions 10, 10a, 11, 11a and 12 to be considered at next Planning Committee meeting, having gone to Full Council)

General comments: *Given the quality of our environment and AONB, the Borough Council should consider not meeting the housing target.*

Draft Landscape Character Assessment: *No comment.*

Call for Sites: *No comment.*

12. Planning applications for discussion and decision:

17/01273/FULL

Location: Holly Villa, Langton Road, Langton Green, Royal Tunbridge Wells, Kent TN3 0HP

Proposal: Variation of Conditions 5 (Obscured Glazing), Condition 7 (Vehicle Parking) and Condition 9 (Visibility Splays) of Planning Permission 16/500812/FULL (Conversion to provide 3 residential dwellings with demolition of single storey front extension and outside WC; creation of bay window with side extension to the rear. Extension and conversion of rear Coach House to provide a residential dwelling. Provision of associated parking) – Proposal to alter wording of Conditions 5, 7 and 9 to enable occupation of front building before requiring these conditions be discharged.

Decision: Remain neutral – leave to Planning Officer.

17/01215/FULL

Location: 10 Holmewood Ridge, Langton Green, Royal Tunbridge Wells, Kent TN3 0BN

Proposal: Proposed replacement of existing house and attached garage with new house and detached garage.

Decision: Remain neutral – leave to Planning Officer.

17/01292/FULL

Location: 70 Dornden Drive, Langton Green, Royal Tunbridge Wells, Kent TN3 0AF

Proposal: 2 No. single storey side and rear extensions and porch.

Decision: Remain neutral – leave to Planning Officer.

17/01240/FULL

Location: 7 Cobhams, Speldhurst, Royal Tunbridge Wells, Kent TN3 0QA

Proposal: Proposed single storey rear sunroom.

Decision: Remain neutral – leave to Planning Officer.

17/01295/FULL

Location: Scriventon House, Stockland Green Road, Speldhurst, Royal Tunbridge Wells, Kent TN3 0TU.

Proposal: Alterations to side to create full glazed extension at ground floor level.

Decision: Remain neutral – leave to Planning Officer.

17/00953/FULL

Location: 11 Roopers, Speldhurst, Royal Tunbridge Wells, Kent TN3 0QL

Proposal: Single storey side extension to provide utility room.

Decision: Remain neutral – leave to Planning Officer.

17/01149/FULL

Location: Broomhill Bank School, Broom Hill Road, Rusthall, Royal Tunbridge Wells, Kent TN3 0TB

Proposal: Installation of 6mx 6m tensile fabric canopy on grassed area with school boundary.

Decision: Remain neutral – leave to Planning Officer.

17/01380/FULL

Location: 1 Stone Cross Cottage, Ashurst Road, Ashurst, Royal Tunbridge Wells, Kent TN3 9SX

Proposal: Two-storey side extension.

Decision: Remain neutral – leave to Planning Officer.

16/07509/FULL

Location: Crossmead, Birchetts Avenue, Langton Green, Royal Tunbridge Wells, Kent TN3 0EJ

Proposal: Garage conversion with link to main house and ground floor alterations to fenestration

Decision: Remain neutral, provided that the issues of flooding are considered – leave to Planning Officer.

17/01313/FULL

Location: Budleigh, Furzefield Avenue, Speldhurst, Tunbridge Wells, Kent TN3 0LD

Proposal: Addition of one roof dormer; Replacement of one roof dormer; Replacement of garage store.

Decision: Remain neutral – leave to Planning Officer.

17/01558/FULL

Location: 1 North View, Barden Road, Speldhurst, Royal Tunbridge Wells, Kent TN3 0QE

Proposal: Erection of two-storey front extension and single-storey side extension.

Decision: Remain neutral – leave to Planning Officer.

17/01404/LBC

Location: Innerdown, Langton Road, Langton Green, Royal Tunbridge Wells, Kent TN3 0BA

Proposal: Repairs to external garden wall including partial demolition and rebuilding.

Decision: Remain neutral – leave to Conservation Officer.

17/01579/TCA

Location: The Crown Inn, The Green, Groombridge, Royal Tunbridge Wells, Kent TN3 9QH

Proposal: Trees in a Conservation Area notification: T1 (Ash) – Remove 4 lowest branches overhanging garden area and clear deadwood.

Decision: Remain neutral – leave to Conservation Officer.

17/01493/TPO

Location: 19 Ryders, Langton Green, Royal Tunbridge Wells, Kent TN3 0DX

Proposal: Trees: Sycamore (T1 on plan) – Fell; Sycamore (T4 on plan) – Remove; 3 No. Norway Maples (T2 on plan) – raise crown.

Decision: Remain neutral – leave to Tree Officer.

13. Items for Information: There were none.

Date of the next meeting: Thursday 8th June 7.30pm.

There being no further business the meeting closed at 9.08pm.

Chairman