



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

## **Minutes of a Planning Committee Meeting held in the Committee Room, Speldhurst Village Hall on Tuesday 4<sup>th</sup> January 2011 at 7.30pm**

---

**MEMBERS PRESENT:** Cllrs Mrs Podbury (Chairman), Mrs Hull, Mrs Paulson-Ellis, Ellis, Langridge, Milner and Wheeler

**OFFICER PRESENT:** Mrs Meirion Flemington – Asst Clerk

**MEMBERS OF THE PUBLIC PRESENT:** 3 residents of Speldhurst in respect of TW/10/03902 and TW/10/03903. 1 Resident of Langton Green in respect of Langton Green Old Post Office

1. **Apologies and Reasons for Absence:** Cllr Brown (prior engagement)
2. **Declarations of Interest:** There were none
3. **Declarations of Lobbying:** There were none
4. **The Minutes of 14<sup>th</sup> December 2010** were signed as a correct record.
5. **Matters Arising:**

**34 Asher Reeds, Langton Green:** This application is before Committee 2pm Wednesday 5<sup>th</sup> January at TWBC Offices. Cllr Wheeler reported that the neighbouring property owner is attending as he is disillusioned with the planning process in respect of this application.

**Langton Green Old Post Office:** Existing planning consent TW/09/00730 is for conversion of the former retail space into residential use in conjunction with the existing residential property. The owner of the property was present at the meeting and confirmed that part of the property is occupied by a relative but that it is not self-contained.

**Little Court Nursing Home, Speldhurst :** There is concern that the parking spaces being a condition of the consent might not be constructed. **The Assistant Clerk to speak to TWBC.**

6. **Planning applications for discussion and decision – unless otherwise stated all decisions are unanimously agreed :**

Members of the public are invited to make representations to the Committee on any application on the Agenda.

There were 3 members of the public present who spoke in respect of planning applications

It was decided to review TW/10/03902 and TW/10/03903 first as the members of the public present wished to speak on these applications

The comments below relate to TW/10/03902 and TW/10/03903

Residents stated that:

- The property is within the Metropolitan Green Belt, an Area of Outstanding Natural Beauty and a Special Landscape Area, all these being intended to safeguard the rural environment with extensions being permitted only if they are 'modest' and safeguard the rural environment.
- The property is outside the limits of built development of the village
- The proposal is not 'modest' and is overdevelopment of the site
- They are concerned about visual and noise impact including from the swimming pool
- The applicant did not discuss the proposals with neighbouring property owners prior to submission of the application

### **TW/10/03902/FUL**

Location: Littledene, Ewehurst Lane, Speldhurst, Royal Tunbridge Wells

Proposal: Removal of the existing garage and various outbuildings, the erection of a replacement garage, a nanny annexe, swimming pool, poolhouse and gym, together with 'stopping-up' of the existing access and creation of a new gated vehicular access and driveway

Decision: Recommend Refusal

Comments: The proposal compromises the openness of the Metropolitan Green Belt, is out of keeping with the surrounding area and properties, it is not 'modest', concerns expressed over the accuracy of the volumetric increase and there was no liaison with neighbouring properties prior to submission of the application.

### **TW/10/03903**

Location: Littledene, Ewehurst Lane, Speldhurst, Royal Tunbridge Wells

Proposal: EIA Screening Opinion - Removal of the existing garage and various outbuildings, the erection of a replacement garage, a nanny annexe, swimming pool, poolhouse and gym, together with 'stopping-up' of the existing access and creation of a new gated vehicular access and driveway (TW/10/03902 refers)

Decision: Recommend Refusal

Comments: The proposal compromises the openness of the Metropolitan Green Belt, is out of keeping with the surrounding area and properties, it is not 'modest', concerns expressed over the accuracy of the volumetric increase and there was no liaison with neighbouring properties prior to submission of the application.

### **TW/10/03694/HOUSE/GM2**

Location; 15 Dornden Drive, Langton Green, Royal Tunbridge Wells

Proposal: Proposed detached garage and conversion of existing integral garage into living accommodation – revised details

Noted – no need for additional planning comments form

### **TW/10/03880/HOUSE/GM2**

Location: Cayman Cottage, Barden Road, Speldhurst, Royal Tunbridge Wells

Proposal: First floor rear extension

Decision: Remain neutral – Leave to Planning Officer

**TW/10/03898/TPO/DMD**

Location: 15 Upper Profit, Langton Green, Royal Tunbridge Wells  
Proposal: Trees: SYCAMORE (T4) – Light pruning back to previous pruning points to rebalance and reshape tree  
Decision: Remain neutral – Leave to Tree Officer

**TW/10/03901/HOUSE/RE4**

Location: Went Farm Barn, Langton Road, Speldhurst, Royal Tunbridge Wells  
Proposal: Single-storey extension  
Decision: Remain neutral – Leave to Planning Officer

**TW/10/03912/TPO/DMD**

Location: 10 Roopers, Speldhurst, Royal Tunbridge Wells  
Proposal: Trees: FALSE ACACIA (T124) – Remove sub-dominant stem of primary limb growing towards house; Reduce dominant stem back to growth point giving at least 1.5m clearance to property  
Decision: Remain neutral – Leave to Tree Officer  
Comment: Concern expressed at poor quality of plan accompanying this application

**TW/10/03963/HOUSE/DA3**

Location: 21 Northfields, Speldhurst, Royal Tunbridge Wells  
Proposal: Two-storey side extension  
Decision: Remain neutral – Leave to Planning Officer  
Comment: Outside lighting should be restricted

**TW/10/03994**

Location: 49 Hither Chantlers, Langton Green, Royal Tunbridge Wells  
Proposal: Single storey front extension and replacement flat roof to garage with pitch roof  
Decision: Remain neutral – Leave to Planning Officer  
Comment: External finishes should match existing external finishes

**7. Items for Information**

There being no further business the meeting closed at 8.16 pm.

Chairman