



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

Minutes of a Planning Committee Meeting held on Monday 17th February 2020 at 7.30pm in the Committee Room, Speldhurst Village Hall

MEMBERS PRESENT: Cllrs Ellery (Chairman), Barrington-Johnson (ex-officio), Milner (ex-officio), Rowe and Turner

OFFICERS PRESENT: Mrs Kate Harman – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There was one member of the public present.

1. **Election of Chairman:** **RESOLVED** that Cllr Ellery be Chairman of the Planning Committee until May 2020.
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 Cllrs Scarbrough (holiday), Mrs Woodliffe (work commitments) and Mrs Price (holiday).
4. **Disclosures of Interests:** Cllrs Ellery and Rowe declared a pecuniary interest in application no. 19/03407/FULL for the Speldhurst Community Shop. Cllr Barrington-Johnson said he knows the applicant for application no. 20/00244/TPO – this property belongs to a friend.
5. **Declarations of Lobbying:** there were none.
6. **Minutes:** **RESOLVED** that the minutes of the Planning Committee meeting held on **15th January 2019** be approved as a correct record and signed by the Chairman.
7. **Matters Arising:**
 - The Old Dairy, Barden Road, Speldhurst – The Assistant Clerk had contacted the Enforcement Officer regarding the tree trunks laying along the boundary of the development. She had been advised that KCC would investigate the matter with a view to getting them removed.
 - Attendance of councillors at Planning meetings – concern had been raised that there were sometimes insufficient councillors attending planning meetings which meant that the workload was being carried out by the same few councillors for each meeting. The Assistant Clerk said that Cllr Barrington- Johnson had agreed to attend future planning meetings; the new councillor would join the planning committee and additionally Cllr Mrs Price would be returning to the planning committee with effect from the March meeting. It was hoped that the combined effect of these measures would prevent future problems.

- Cedar House, Monteith Close, Langton Green – the Assistant Clerk had written to TWBC Enforcement asking what the process was in getting the fence removed. She had chased but was awaiting a response.
 - Furzefield Farm, Speldhurst – the Assistant Clerk had written to the planning officer for this application however no response had been received. She would chase. The wider issue of the Assistant clerk not receiving planning notifications from TWBC was discussed and it was agreed she would speak to TWBC to get the issue resolved.
8. **Public Open Session:** Mr Edward Pinnell, Chairman of the Speldhurst Community Shop Steering Group attended the meeting. He explained that the original application had been approved however there were discrepancies between the plan and the works carried out which had been identified by Planning Enforcement. The Steering Group had submitted a new application which included changes to the fence at the side of the site; a minor change to the ramp to make it safer; relocation of the air-conditioning unit and a detailed planting scheme.
9. **Planning Appeals:** there were none.
10. **Planning applications for discussion and decision:**

19/03407/FULL

Location: Speldhurst Community Shop, Barden Road, Speldhurst, Royal Tunbridge Wells, Kent TN3 0QD

Proposal: Erection of raised decking and terrace area at front of site to create an external customer seating area, creation of flat access adjacent to existing ramp, erection of timber fencing with trellis/timber balustrading with handrail (Retrospective).

It was noted that SPC had made a grant towards the Speldhurst Community Shop project.
Decision: We support this application.

20/00148/FULL

Location: 3 Knowle Close, Langton Green, Royal Tunbridge Wells, Kent TN3 0EP

Proposal: Variation of Condition 2 of 19/00329/FULL (Demolition of existing dwelling and erection of 2 dwellings, access and parking) – Amendment to design to include insertion of small dormer windows.

Decision: Remain neutral – leave to Planning Officer but we are concerned about the increase from four to five bedrooms in each property and any consequent impact on parking.

20/00145/FULL

Location: 38 Farnham Lane, Langton Green, Royal Tunbridge Wells, KENT TN3 0DQ

Proposal: Erection of outbuilding including veranda (retrospective).

Decision: Remain neutral – leave to Planning Officer

19/02218/FULL

Location: Priestfield Stables, Old House Lane, Fordcombe, Tunbridge Wells, Kent TN3 0RE

Proposal: A retrospective application for the demolition of the existing stables building and the erection of a larger replacement stables building.

Decision: Remain neutral – leave to Planning Officer.

19/03331/LAWPRO

Location: Langton Green Recreation Ground, Speldhurst Road, Langton Green, Tunbridge Wells, Kent TN3 0JJ

Proposal: Lawful Development Certificate (Proposed) – Lay rubber matter on peripheral section of recreation ground adjoining the car park, for overflow parking.

Decision: We strongly support this application. Please note SPC is the applicant.

20/00078/FULL

Location: South Acre, Southfields, Speldhurst, Tunbridge Wells, Kent TN3 0PD

Proposal: Demolition of conservatory and erection of two storey rear extension; erection of detached double bay garage; complete refurbishment.

No planning notice spotted.

Decision: Remain neutral – leave to Planning Officer.

20/00076/FULL

Location: 2 Cleveland Cottages, Barden Road, Speldhurst, Tunbridge Wells, Kent TN3 0PX

Proposal: Relocated opening to the single storey rear projection with additional rooflight above; addition of a rear dormer roof extension, altered opening to the north west side elevation and, 2 no. rooflights to the front roof slope.

Decision: Remain neutral – leave to Planning Officer.

20/00318/TPO

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

Proposal: Trees: Early Mature Oak (T1) – Minor crown lift of 2 no. low limbs, further 2 no. limbs to be removed on opposite west side of stem, limbs pruned back to stem, target prune tips of two higher limbs on neighbours side (approximately 2.5m reduction); Early Mature Oak (T3) – De-limb 1 low branch.

Decision: Remain neutral – leave to Tree Officer.

20/00244/TPO

Location: 10 Hither Chantlers, Langton Green, Tunbridge Wells, Kent TN3 0BJ

Proposal: Trees: Oak (T8 & T9) – Hort link pruning 212, 70% crown reduction with biennial pruning management.

Decision: Remain neutral – leave to Tree Officer.

20/00282/TCA

Location: April Cottage, 4 Penshurst Road, Speldhurst, Tunbridge Wells, Kent TN3 0PB

Proposal: Trees in a Conservation Area Notification: Apple Tree (T1) – Fell and remove root, replace by small specimen tree.

Decision: Remain neutral – leave to Tree Officer however we don't understand what a 'small specimen tree' means.

20/00277/TCA

Location: Larkhill, Langton Road, Speldhurst, Royal Tunbridge Wells, Kent TN3 0NP

Proposal: T1 (Cherry) – Fell.

Decision: Remain neutral – leave to Tree Officer. We have a strong point of view that if a tree is removed, it should be replaced with a suitable tree.

11. **TWBC Draft Local Plan:** The draft local plan document had been received from TWBC and circulated to councillors. It showed all the responses from members of the public to the consultation which were noted. Cllr Ellery gave a summary of the chief concerns which included:

- the environment;
- school parking and the safety of children;
- lack of adequate infrastructure;
- traffic and in particular speeding and the siting of the access road on such a dangerous bend; and
- whether there would be adequate car parking spaces provided in the new development and the likely overflow onto surrounding roads.

Councillors agreed that a traffic management plan was a priority. It was agreed that a recommendation would be made to Full Council for all councillors to view the comments online so that they were aware of residents' concerns for when the plan is addressed again in the next round of consultation.

12. **Compliance Issues:**

- a) The Old Dairy, Barden Road, Speldhurst – see Matters Arising
- b) Cedar House, Monteith Close, Langton Green – see Matters Arising

13. **Items for information:**

- a) Date of next meeting: Wednesday 18th March

There being nothing further to discuss, the meeting closed at 8.41 pm.

Chairman