



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

Minutes of a Planning Committee Meeting held on Wednesday 20th June 2018 at 7.30pm in the Council Offices, Langton Green Village Hall, Langton Green Recreation Ground

MEMBERS PRESENT: Cllrs Mrs Price (Chairman), Mercieca, Ellery and Allen (8.35pm)

OFFICER PRESENT: Mrs K Harman – Assistant Clerk

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

1. **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.
2. **To receive and approve apologies and reasons for absence:** apologies were received from Councillors Mrs Jeffreys (holiday), Rowe (holiday) and Mrs Soyke (prior engagement).
3. **Disclosure of Interests:** Cllr Mercieca said that he is friends with the residents of 14 The Boundary, application no. 18/01610/FULL and he would therefore refrain from discussions regarding this application.
4. **Declarations of Lobbying:** there were none.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on 22nd May 2018 be approved as a correct record and signed by the Chairman.
6. **Matters Arising:** there were none.
7. **TWBC Local Green Spaces Assessment:** It was agreed that this item be discussed after the planning applications so that members of the public could leave the meeting if they wished to.
8. **Public Open Session:** There were two members of public present who did not wish to speak, they were attending the meeting to listen to Councillors' comments about the Speeds Farm application, Peacocks Farm appeal and Groombridge Place.
9. **Planning appeals –**

17/02637/FULL

Location: Land East of Wallers, Speldhurst

Proposal: Removal of existing trees and erection of 5 No. dwellings with associated parking and landscaping.

M2270/C/17/3188653 & 3188654

Location: Peacock Farm, Lower Green Road, Royal Tunbridge Wells, Kent

Proposal: Appeal against Enforcement Notice: JS/T010204 – Without planning permission the change of use of land from agricultural to a mixed use of agricultural and the storage of motor vehicles and motor vehicle parts, the placing of storage containers, the storage of scaffolding and aggregates materials.

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

18/01197/LBC

Location: 7 The Walks, The Green, Groombridge, Tunbridge Wells, Kent TN3 9QH

Proposal: Listed Building Consent: Remove a plasterboard stud partition wall between the utility room and dining room; Alterations to floor level of utility room; construct stud walls to separate bedrooms 2 and 3; change bedroom 2 into a bathroom adding a window to western elevation; add toilet to en-suite bathroom on first floor.

Decision: Remain neutral – leave to the Conservation Officer.

18/01610/FULL

Location: 14 The Boundary, Langton Green, Tunbridge Wells, Kent TN3 0YB

Proposal: Single storey conservatory side and rear extension and conversion of garage to study including removal of garage door and replacement with window and other minor internal alterations.

Decision: Remain neutral – leave to Planning Officer.

18/01648/LBC

Location: The Old Cottage, Langton Road, Langton Green, Tunbridge Wells, Kent TN3 0BA

Proposal: Listed Building consent – removal of existing front fence. Erection of acoustic fence to front and eastern side boundary and electric entrance gate.

Decision: Remain neutral – leave to Planning Officer.

18/01647/FULL

Location: The Old Cottage, Langton Road, Langton Green, Tunbridge Wells, Kent TN3 0BA

Proposal: Erection of a fence to the eastern boundary.

Decision: Remain neutral – leave to Planning Officer.

18/01370/FULL

Location: Keepers Cottage, Burnt House Lane, Langton Green, Tunbridge Wells, Kent TN3 0JR

Proposal: Demolition of existing conservatory and erection of a single storey side extension.

Decision: Remain neutral – leave to Planning Officer.

18/01098/FULL

Location: Speeds Farm, Farnham Lane, Langton Green, Tunbridge Wells, Kent TN3 0JT

Proposal: Redevelopment of site to provide 8 dwellings including alterations to site access and realignment of access road.

Decision: We refer to our previous response but would like to change our comment to objection in light of new information, namely: 1. That KCC have concerns about the safety of the access, 2. The possibility of protected species on the site; 3. The lack of reliable vehicle movement figures with the possibility of a significant increase over existing. We repeat our earlier concerns.

18/01696/FULL

Location: Groombridge Farm Shop, Groombridge Hill, Groombridge, Tunbridge Wells, TN3 9LY
Proposal: Proposed demolition of cold store building and proposed extension to existing shop to incorporate cold store and store room, and associated works. Variation to Condition 8 of planning permission 10/00191 to allow more flexibility in the display of produce.
Decision: Remain neutral – leave to Planning Officer.

18/01785/TPO

Location: 18 Roopers, Speldhurst, Tunbridge Wells, Kent TN3 0QL
Proposal: Trees: Lime (T1) - Raise canopy to 6m above ground, level; Sycamore (T2) - Raise canopy to 6m above ground, level.
Decision: Remain neutral – leave to Tree Officer.

18/01805/FULL

Location: Paveys, Speldhurst Road Langton Green Tunbridge Wells Kent TN3 0JN
Proposal: Variation of Condition 2 & 3 of 17/02219/FULL (Demolition of ground floor lean-to, erection of a single storey rear extension, erection of rear extension to existing study, minor alterations including 4 roof lights to the rear elevation and erection of a single storey recreational outbuilding, with associated services and landscaping) - Alterations to finish and design of 3no. windows.
Decision: Remain neutral – leave to Planning Officer.

18/01795/TPO

Location: Little Court Nursing Home, 26 Roopers Speldhurst Tunbridge Wells Kent TN3 0QL
Proposal: Trees: Maple (T1): Reduce by 30%; Maple (T2): Reduce by 30%; Beech (T3) - Reduce by 30%; Maple (T4): Reduce by 30%; Birch (T5): Reduce by 40%; False Acacia (T6): Reduce by 30%.
Decision: Remain neutral – leave to Tree Officer.

10. **TWBC Local Green Spaces Assessment:** Councillors discussed the assessment results and it was agreed that Cllr Mrs Price would work with the Clerk to prepare a response on behalf of SPC to incorporate the following points:-
- To make sure that the wildlife is protected – if not as a Green Space then under an alternative designation.
 - Clarification regarding the protection of areas that fall between areas of ancient woodland.
 - Clarification of the ‘remote’ and ‘public access’ reasons given not to designate an area as a Green Space.
 - Clarification as to why school playgrounds are not designated under recreational use.
12. **Items for information**
- Cllr Ellery queried the visibility of the site planning notices for the Speeds Farm application. As there is a week to go before the deadline for public comments, he asked the Assistant Clerk to contact the Planning Officer and ask for them to be moved to a more prominent location.
 - The Assistant Clerk noted letters from a resident of Dornden Drive regarding the planned development of 6 Dornden Drive. Cllr Mrs Price will liaise with the Clerk regarding a response.
 - Date of next meeting: Tuesday 10th July 2018 at 7.30pm.

There being nothing further to discuss, the meeting closed at 8.45 pm.

Chairman