



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

**Minutes of a Planning Committee Meeting held on Thursday 31st August at 7.30pm in the Palmer Room, Langton Green Village Hall**

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**MEMBERS PRESENT:** Cllrs Mrs Price (Chairman), Mrs Jeffreys, Parker and Allen.

**OFFICER PRESENT:** Mrs K Harman – Assistant Clerk

**MEMBERS OF THE PUBLIC PRESENT:** There were ten 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 received from Cllr Turner (prior engagement), Cllr Mrs Horne (prior engagement) and Cllr Merceica (holiday).
3. **Disclosure of Interests:** There were none.
4. **Declarations of Lobbying:** There were none.
5. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on 2<sup>nd</sup> August 2017 be approved as a correct record and signed by the Chairman.
6. **Matters Arising:** There were none.
7. **Public Open Session** –There were ten members of public present – all in connection with application no. 17/02743/FULL Farm Buildings Adj to Scriventon House, Stockland Green Road.

Alistair McCulloch of Scrivenden Past, Stockland Green Road spoke first. He said that this development is in the valley between Speldhurst and Bidborough Ridge. It is a rural location popular with walkers. The proposed development would be in an exposed and prominent position, detrimental to both the Greenbelt and AONB particularly with the introduction of cars, boundaries and residential paraphernalia. He said that the construction of eight houses did not justify the damage to the Greenbelt and AONB. Regarding access, he said that the development is 2/3 of a mile from Barden Road. The necessary access road would require passing places, signs and with the additional traffic movement would be damaging to the Greenbelt and AONB. Mr McCulloch asked Councillors to recommend objection to the application.

David Pate then spoke, adding that the suggested access onto Barden Road would be dangerous particularly with the additional traffic the development would create.

Councillors **RESOLVES** to bring the discussion regarding this application forward to prevent the members of public having to wait. Councillors then discussed the application thoroughly and the following decision and comments were made:-

**17/02743/FULL**

Location: Farm Buildings Adj to Scriventon House, Stockland Green Road, Speldhurst, Royal Tunbridge Wells, Kent TN3 0TU

Proposal: Conversion of redundant farm buildings to 8 No. new residential units with associated parking and landscaping.

Decision: SPC objects to this application with the following comments:- “The vehicle access into Barden Road is unsuitable for this level of traffic being at a significant pinch point on a narrow winding country lane. The access road will need to be widened, having an adverse effect on the openness of the Greenbelt and AONB and would increase the risk to users of the footpath. The site is well outside the Limits to Build Development with no pavements for pedestrians and is not near any public transport or local facilities. Cycling is unsafe. The site does not comply with Core Policy Strategy 3 (transport infrastructure). We are concerned about the possible harm to the openness of the Greenbelt and AONB resulting from the conversion of the buildings and the creation of gardens and the introduction of domestic paraphernalia in this prominent location”.

**8. Planning appeals** – There were none.

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

**17/02493/FULL**

Location: Little Quarry, Langholm Road, Langton Green, Tunbridge Wells, Kent TN3 0EY

Proposal: Two storey side extension to provide kitchen/breakfast room and bedrooms.

Decision: SPC remains neutral – leave to Planning Officer.

**17/02094/FULL**

Location: Saxons, St Marys Lane, Speldhurst, Royal Tunbridge Wells, Kent TN3 0PP

Proposal: Variation of Condition 4 (Restriction of development rights) of 14/504489/FULL (Demolition of 2 Storey existing house and 1.5 storey outbuilding and construction of new 2 storey house and outbuilding) – Addition of windows.

Decision: SPC remains neutral – leave to Planning Officer, provided that there would be no unacceptable loss of privacy for surrounding properties including The Spinney.

**17/02680/FULL**

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

Proposal: Single storey side extension.

Decision: SPC remains neutral – leave to Planning Officer.

**17/02700/LBC and 17/02699/FULL**

Location: 2 Stone Cottages, Groombridge Hill, Groombridge, Royal Tunbridge Wells, Kent TN3 9LZ

Proposal: Listed Building Consent and Consent – Proposed single storey rear extension.

SPC remains neutral – leave to Conservation and Planning Officers.

**17/02574/FULL and 17/02611/ENVSCR**

Location: 29 Holmewood Ridge, Langton Green, Royal Tunbridge Wells, Kent TN3 0ED

Proposal: Demolition of existing dwelling and creation of a replacement dwelling.

Decision: SPC remains neutral – leave to Planning Officers.

**17/02593/FULL**

Location: 6 Ryders, Langton Green, Royal Tunbridge Wells, Kent TN3 0DX

Proposal: Proposed single storey side and rear extension.

Decision: SPC remains neutral – leave to Planning Officer.

**17/02609/LBC**

Location: Adam Cottage, The Green, Langton Green, Royal Tunbridge Wells, Kent TN3 0JB

Proposal: Listed building consent: Erection of canopy, door surround and replacement front door.

Decision: SPC supports this application.

**17/02717/TPO**

Location: Langton House, The Green, Langton Green, Royal Tunbridge Wells, Kent TN3 0JD

Proposal: T1 (Oak) – Reduce crown overall by 25%.

Decision: SPC remains neutral – leave to Tree Officer.

**17/02613/TPO**

Location: 3 Hither Chantlers, Langton Green, Royal Tunbridge Wells, Kent TN3 0BJ

Proposal: Trees: Various works to 12 trees including felling and removing deadwood as detailed on tree location plan.

Decision: SPC remains neutral – leave to Tree Officer.

**10. Call for Sites** – there was nothing to discuss.

**11. Items for information** – Cllr Mrs Price raised concern about the Assessment of Greenbelt Policy. It was agreed that the Assistant Clerk would find out the deadline for comments and that a response would be agreed at the next Planning meeting.

**Date of the next meeting:** Wednesday 20<sup>th</sup> September at 7.30pm. Apologies for this meeting were given by Cllr Mrs Jeffries.

There being no further business, the meeting closed at 8.28pm.

Chairman