



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

## **Minutes of a Planning Committee Meeting held in the Parish Council Office, Langton Green Recreation Ground on Tuesday 29<sup>th</sup> May 2012 at 7.30pm**

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**MEMBERS PRESENT:** Cllr Langridge (Chairman) Cllrs Mrs Soyke, Mrs Horne, Hemming, and Turner

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

**MEMBERS OF THE PUBLIC PRESENT:** There were no members of the public present

Cllr Mrs Soyke asked to speak at the start of the meeting to say that reluctantly and with regret, due to unforeseen circumstances, she has to resign from this Committee at the end of this meeting.

- 1. Apologies and Reasons for Absence:** Cllr Mrs Hull (prior engagement) and Cllr Mrs Podbury (prior engagement)
- 2. Declarations of Interest:** Cllr Mrs Horne and Cllr Turner – TW/12/01344 - personal
- 3. Declarations of Lobbying:** There were none
- 4. The Minutes of 17<sup>th</sup> May 2012** were signed as a correct record.
- 5. Matters Arising:**

**Neighbourhood Planning:** There will be an update on the Neighbourhood Planning Working Group on the Agenda for the Full Council meeting on 11<sup>th</sup> June.

- 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 no members of the public present.

**KCC/TW/0152/2012**

Location: Tunbridge Wells South Wastewater Treatment Works, Broom Lane, Groombridge, Tunbridge Wells, Kent, TN3 9JL

Proposal: Construction of two walk-in kiosks, a sludge storage tank and other minor works to support upgrades to the wastewater treatment works

Decision: Remain neutral – leave to County Planning Authority

Comments: The scheme has serious and significant traffic issues

1. Serious concerns expressed about traffic and traffic management during the proposed works period. Broom Lane, although a minor road is an important link to the north and south of Langton Green and the surrounding area, including two schools.
2. Currently tankers cause disruption on Broom Lane due to their size and this road being exceptionally narrow in several places. Cars regularly have to reverse significant distances to enable tankers to pass.
3. The volume of traffic at The Hare Public House cross roads i.e. the junction of Broom Lane with the A264 is extremely high and extra traffic during the proposed works will have a severe effect. There have been numerous accidents here in the recent past.
4. Accessing the site from the south, vehicles have to pass under a very narrow and reduced height railway bridge and along narrow sections of road. This is totally unsuitable for heavy traffic.
5. Concern at the wear and tear that will be caused to Broom Lane, which is already in a poor state of repair and subject to water run-off and flooding in places. We strongly suggest that reinstatement of the road by the applicant is required following completion of the works.

Recommendations:

1. A traffic management system during the full extent of the proposed works, both in Broom Lane and at The Hare cross roads with the A264 Langton Road.
2. The possible creation of suitable passing places in Broom Lane to allow vehicles to pass where it is currently only wide enough for one vehicle, prior to the proposed works commencing.
3. Full reinstatement of Broom Lane on completion of the works.
4. A wheel wash on site for all vehicles to use before leaving the site.
5. Any variation of the specified daily working hours must be notified in advance to the Planning Authority.

**TW/12/01177/HOUSE/RE4**

Location: Holly Cottage, Bullingstone Lane, Speldhurst, Royal Tunbridge Wells

Proposal: Extension of driveway; Removal of bulk gas tank and replace with gas bottles; screen new gas tanks with oak wooden door; Install pergola

Decision: Remain neutral – leave to Planning Officer

**TW/12/01279/LBC/NR2**

Location: 1 The Walks, The Green, Groombridge, Royal Tunbridge Wells

Proposal: Listed Building Consent – Repositioning of satellite dish on westward facing side of chimney to eastward facing side of chimney towards the roof line

Decision: Remain neutral – leave to Conservation Officer

**TW/12/01344/HOUSE/SF1**

Location: Mill Farm, Broomhill Road, Royal Tunbridge Wells

Proposal: Minor material amendments to TW/11/03628/HOUSE Demolition of existing rear conservatory, timber store, utility and double storey flat roof extension and replacing with single and double storey extension with dormers – changes proposed are external materials and finishes

Decision: Remain neutral – leave to Planning Officer

**7. Items for Information:**

Cllr Langridge raised the two planning appeals lodged by Burrswold, Groombridge. The Assistant Clerk advised that the Committee remained neutral without comment on the original applications and it was **AGREED** that no further action should be taken.

The Assistant Clerk reported that the appeal in respect of the PV panels at Old Farmhouse, Bullingstone Lane, Speldhurst was allowed and Listed Building Consent granted.

The Assistant Clerk reported that the appeal is still on-going in respect of Jessups Farm, Ashurst.

Cllr Langridge reported that there are several pre-application enquiries within the Parish on the TWBC Planning Website.

The date for the next meeting was discussed and will be confirmed in due course.

There being no further business the meeting closed at 8.35pm

Chairman