



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

**Minutes of a Planning Committee Meeting held on Tuesday 9<sup>th</sup> July at 7.30pm in the Gallery Room, Langton Green Village Hall**

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**MEMBERS PRESENT:** Cllrs Mrs Price (Chairman), Mrs Woodliffe, Ellery, Round, Turner, Scarbrough

**OFFICERS PRESENT:** Kate Harman – Assistant Clerk

**MEMBERS OF THE PUBLIC PRESENT:** There were 8 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 Cllr Rowe – family commitment

**Disclosures of Interests:** Cllrs Ellery and Mrs Price both declared an interest in application no. 19/01227/FULL, Post Office Stores, Barden Road, Speldhurst because they both have shared in the Community Shop scheme. It was noted that application no. 19/01687/FULL, 19 Roopers, Speldhurst belongs to SPC's Administration Assistant.

3. **Declarations of Lobbying:** there were none.
4. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on 18<sup>th</sup> June 2019 be approved as a correct record and signed by the Chairman.
5. **Matters Arising:** there were none.
6. **Public Open Session:** There were 8 members of the public present, all attending in relation to the Post Office Stores, Speldhurst.  
Mr Ivan Harman and his daughter were objecting to the application, in summary, on the following points:
  - Increased traffic and parking at what was already a traffic hotspot;
  - Original plan for the property to be converted into a shop 27 years ago was rejected by TWBC because of traffic in that particular location – the application was approved on appeal.
  - Proposal would ruin the visual amenity of the area.
  - Noise pollution.
  - Inaccuracies in the plans, particularly in relation to the ACU and gas points not indicated.
  - They believe the bottom of the ramp and turning circle cannot be effective.

- Speldhurst village already has several places for villagers to congregate.

Mr Edward Pinnell spoke next, in favour of the application. He was attending with 3 other members of the Community Shop Share Project steering group. He advised the meeting that new plans had been posted on the TWBC planning portal that afternoon which reflected advice received from the TWBC Planning Officer. Mr Pinnell explained the changes to the plans and answered questions. He went on to say that he did not believe the area would be used as a café as such and that owing to the parking issues it was unlikely people would travel to the shop just to use the café.

7. **Planning appeals:** for information only.

**18/00329/FULL**

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

Proposal: Demolition of existing dwelling and erection of 2 dwellings, access and parking.

**18/03080/FULL**

Location: 26 First Street, Langton Green, Royal Tunbridge Wells, Kent

Proposal: Proposed two storey front extension and porch. Hardstanding to front garden to create an off-road parking space.

It was noted that this appeal had been allowed.

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

**19/01459/FULL**

Location: 36 Newlands, Langton Green, Royal Tunbridge Wells, Kent TN3 0DB

Proposal: Conversion of existing garage into playroom/occasional guest room. Works include new windows, doors and recladding the front and side elevation.

Decision: Remain neutral – leave to Planning Officer.

**19/01747/FULL**

Location: Hole Farm, Farnham Lane, Langton Green, Royal Tunbridge Wells, Kent TN3 0JS

Proposal: Part garage conversion and extension to north east corner and above to create annex.

Associated relocation of oil tank approx. 2.5m to north east, and provision of screening.

Decision: Remain neutral – leave to Planning Officer.

**19/01692/FULL**

Location: 23 Northfields, Speldhurst, Royal Tunbridge Wells, Kent TN3 0PN

Proposal: Convert garage into habitable space, rear two-storey extension.

Decision: Remain neutral – leave to Planning Officer.

**19/01727/TPO**

Location: 15 The Boundary, Langton Green, Royal Tunbridge Wells, Kent TN3 0YA

Proposal: Trees: Oak x 3 (G1) – reduce by 30% and raise the canopy to approximately 5 metres; Beech (T2) – Raise branches touching summerhouse roof.

Decision: Remain neutral – leave to Tree Officer.

**19/01726/FULL**

Location: 2 Ashurst Hill Cottages, Ashurst Hill, Ashurst, Royal Tunbridge Wells, Kent TN3 9TG

Proposal: Single storey side extension.

Decision: Remain neutral - leave to Planning Officer. Please note Councillors could not see a site notice at this property.

**19/01689/FULL**

Location: White Moor, Stonewall Park Road, Langton Green, Tunbridge Wells, Kent TN3 0HD

Proposal: Demolition of detached garage, erection of a single storey rear extension with balcony above and a two-storey side extension with integral garage.

Decision: Remain neutral – leave to Planning Officer.

**19/01661/FULL**

Location: Ash House, Furzefield Avenue, Speldhurst, Royal Tunbridge Wells, Kent TN3 0LD

Proposal: Construction of rear and side elevation to ground floor; proposed outbuilding and associated landscaping.

Decision: Remain neutral – leave to Planning Officer.

**19/01687/FULL**

Location: 19 Roopers, Speldhurst, Royal Tunbridge Wells, Kent TN3 0QL

Proposal: Single storey infill extension to the rear and right of the property.

Decision: Remain neutral – leave to Planning Officer.

**19/01407/TPO**

Location: Broomlands, Broom Lane, Langton Green, Royal Tunbridge Wells, Kent TN3 0RA

Proposal: Trees: Common Beech – Fell.

Decision: Remain neutral – leave to Tree Officer.

**19/01422/LBC**

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

Proposal: Listed Building Consent – Partial removal of block wall between kitchen and dining room and change to layout of first floor new partitions in 1930s extension – as previously approved under 19/0225/LBC.

Decision: Remain neutral – leave to Conservation Officer.

**19/01513/FULL**

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

Proposal: Construction of outbuilding.

Decision: Remain neutral – leave to Planning Officer.

**19/01227/FULL**

Location: Post Office Stores, Barden Road, Speldhurst, Royal Tunbridge Wells, Kent TN3 0QD

Proposal: Creation of decking and terrace at the front of the existing shop, surrounded by timber fencing with signage; new flat access adjacent to the existing ramp.

Cllrs Mrs Price and Ellery who had declared an interest in this application did not join in the discussions and left the room.

Decision: Remain neutral with the following comments:-

- We would like to ensure that the privacy of neighbours is paramount.
- We would like the location of the ACU and gas points to be located on the plans.
- The turning and the access at the bottom of the ramp needs to be clarified.

We would like it noted for clarity that SPC has an interest in this venture by way of a grant – we have supported the community rather than how the project is undertaken.

**19/01275/LBC**

Location: Shirley Hall, Leggs Lane, Speldhurst, Tunbridge Wells, Kent TN3 0RQ

Proposal: Installation of external flue to roof stable block for biomass boiler (Works commenced).

Decision: Remain neutral – leave to Conservation Officer.

**19/01301/FULL**

Location: Land South of Stockland Green Road, Bentham Hill, Stockland Green Road, Speldhurst, Royal Tunbridge Wells, Kent.

Proposal: Erection of two new-build houses.

Decision: We object with the following comments:-

- The development would be on greenbelt land and would represent encroachment into the countryside. It would harm the openness of the greenbelt.
- The development is on a greenfield site and would not represent infilling.
- The development is not sustainable because Stockland Green does not have good transport or infrastructure.
- The development would harm the character of the AONB and would be out of keeping with the defining character of the local area.
- The development would harm the character of the rural lane.
- No landscaping scheme is proposed and it appears the hedge would be removed and no ecologist's or arboriculturalist's reports were submitted.

**19/01243/FULL**

Location: Danemore Farm, Leggs Lane, Speldhurst, Royal Tunbridge Wells, Kent TN3 0RH

Proposal: Single storey side extension with glazed link and erection of wall to create loggia.

Decision: Remain neutral – leave to Planning Officer.

**19/01312/FULL**

Location: 1 Knowleside, Birchetts Avenue, Langton Green, Tunbridge Wells, Kent TN3 0EJ

Proposal: Erection of one storey and two storey front extensions; erection of porch; erection of single storey rear extension; internal alterations to outbuilding with external changes to east elevation; rendering of existing and proposed walls of the dwelling.

Decision: We object as it is not in keeping with the adjoining property.

**19/01011/FULL**

Location: 40 Holmewood Ridge, Langton Green, Tunbridge Wells, Kent TN3 0ED

Proposal: Erection of single storey rear extension, front porch extension, carport to side; rear dormer extension and alterations to rooflights.

Decision: We remain neutral – leave to Planning Officer.

**9. Compliance Issues –**

- a) The Assistant Clerk was asked to report the following compliance issue:- Application no. 16/06956/FULL The Old Dairy, Barden Road. The application clearly shows a plan to plant mixed hedges and there is no reference to fir tree planting as is now the case at the roadside.
- b) Councillors were asked to look at the new fence planted alongside the Speldhurst Road at Herons Oast Farm, Langton Green for consideration at the next Planning committee meeting.
- c) Advertising sign boards at Holly Villa, Langton Road, Langton Green were not considered an issue.
- d) Cedar House, Monteith Close – Councillors agreed that the new shingle was in keeping with the application and would weather down over time.

**10. Items for information – Date of next meeting: Monday 29<sup>th</sup> July 2019 at 7.30pm in the Council Offices.**

There being nothing further to discuss, the meeting closed 9.25pm.

Chairman