



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

Minutes of a Planning Committee Meeting held on Tuesday 22nd May 2018 at 7.30pm in the Council Offices, Langton Green Village Hall, Langton Green Recreation Ground

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

OFFICER PRESENT: Mrs K Harman – Assistant Clerk

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

1. **Election of Chairman:** It was **RESOLVED** unanimously that Cllr Mrs Price should continue her chairmanship of the Planning Committee.
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 Cllr Mrs Jeffreys (holiday) and Cllr Mrs Soyke (prior engagement).
4. **Disclosure of Interests:** there were none.
5. **Declarations of Lobbying:** Councillors had received an emailed copy of a letter of objection regarding application no. 18/01233/FULL Sandown, Northfields, Speldhurst.
6. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on 24th April 2018 be approved as a correct record and signed by the Chairman.
7. **Matters Arising:**
 - Fol request from Brenchley Council - Councillors discussed the emails and agreed to raise the issue with TWBC the next time they meet with Planning Officers. It was also agreed that the Assistant Clerk would email Planning Policy at TWBC stating that SPC are concerned about this procedure and asking for clarification of their policy. Future applications will be monitored annually, particularly when TWBC's decision doesn't reflect SPC's comment.
8. **To consider SPC purchasing a projector and screen for the Planning Committee meetings:** The Assistant Clerk asked if it would help Councillors if SPC had the facility to study the plans for applications on a large screen, bearing in mind that paper plans were no longer received from TWBC. Councillors considered that the current system worked well and that an office monitor could be used if necessary. However, if other committees within SPC would benefit from a projector and screen then

they felt the Planning Committee could occasionally make use of it on a shared basis, particularly during meetings when members of the public attend.

9. **Public Open Session:** There were two members of the public present regarding application no. 18/01233/FULL Sandown, Northfields, Speldhurst.

Mr Benjy Straw spoke first objecting to this application and he provided the committee with google map images, plans and photographs. He lives at No. 1 Penshurst Road (next door) and has serious concerns that the planned extension comes to within 67cm of his boundary which is less than the 1m required and considerably compromises the light and privacy of his rear courtyard. He noted that the block plan submitted with the application is out of date and inaccurate and does not show more recent additions to their property which is misleading as to the impact the planned extension would have on his property. He was also concerned about the impact on the community with the property changing from a 3 bedroom with a small parking space to a 5 bedroom property with no garage and only the small parking space. This would cause further problems in a road which already has serious parking issues. He also noted the change in the street scene for Northfields and the effect on views. He is concerned that this application is in addition to a LAWPRO application for a loft conversion. It was noted that the application contains several factual errors.

10. **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.

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

18/01338/TPO

Location: 1 Oxlea, Langton Green, Tunbridge Wells, Kent TN3 0BX

Proposal: Trees: Scots pine – remove lowest limb

Decision: Remain neutral - leave to Tree Officer.

18/01268/FULL

Location: Birchetts Cottage, Stockland Green Road, Speldhurst, Royal Tunbridge Wells, Kent TN3 0TY

Proposal: Demolition of existing ground floor and sun room extensions and erection of two storey side and single storey rear extensions

Decision: Remain neutral – leave to Planning Officer.

18/01233/FULL

Location: Sandown, Northfields, Speldhurst, Royal Tunbridge Wells, Kent TN3 0PL

Proposal: Demolition of existing garage; erection of a two-storey side extension; addition of two roof-lights and erection of a single storey rear extension to garden room.

Decision: We object to this application due to the harmful impact on parking in Northfields with the loss of the garage and increase in the size of the house to five bedrooms. This will exacerbate the existing parking problems in Northfields. We are concerned that the extension may affect light to the courtyard to the rear of no. 1 Penshurst Road and that there seems to be some inaccuracies in the block plan drawing no. BP050.

18/01196/FULL

Location: Crossmead, Birchetts Avenue, Langton Green, Tunbridge Wells, Kent TN3 0EJ
Proposal: Erection of oak framed garage outbuilding within the existing garden area of Crossmead.

Decision: Remain neutral – leave to Planning Officer.

18/01293/TPO

Location: High View, Langton Road, Langton Green, Tunbridge Wells, Kent TN3 0BB

Proposal: Trees: Pine – Fell

Decision: Remain neutral and leave to Tree Officer but we would like alternative solutions to be considered.

18/01087/FULL

Location: Holmewood House, School, Barrow Lane, Langton Green, Royal Tunbridge Wells, Kent TN3 0EB

Proposal: Variation of Condition 8 – (hours of operation) and Condition 9 – (use of building) of 96/01868/FULL (Two storey music/theatre block (amended scheme including condenser units added and flue location moved and length of building increased by 562mm) – Condition 8: (Change of hours of operation from closing at 13:00 on Sundays to 18:00 on Sundays); condition 9 (Change from only being used in connection with Holmewood House to use with Holmewood House and for up to 100 outside hires per annum including up to 30 events with audiences).

Decision: Remain neutral – leave to Planning Officer.

18/01108/FULL

Location: 3 Salisbury Road, Langton Green, Tunbridge Wells, Kent TN3 0ES

Proposal: Single storey rear extension

Decision: Remain neutral – leave to Planning Officer.

18/01283/FULL

Location: Ferbies End, Febies, Speldhurst, Tunbridge Wells, Kent TN3 0NT

Proposal: Demolition of existing car port, garage and shed and erection of two storey side extension

Decision: Remain neutral provided that no significant damage to the tree roots is caused.

18/01382/FULL

Location: St Lukes, Burrswood, Groombridge, Tunbridge Wells, Kent TN3 9PY

Proposal: Variation of Condition 2 – (Approved Plans) of 16/500235/FULL – Alter garage roof design to match existing house.

Decision: Remain neutral – leave to Planning Officer.

18/01357/FULL

Location: 6 Dornden Drive, Langton Green, Tunbridge wells, Kent TN3 0AB

Proposal: Creation of new first floor; new roof, altered window and door openings; rendering of the exterior of the property at ground and first floor levels and raising the boundary wall/fence height to 2m on the north, west and east boundaries.

Decision: Remain neutral – leave to Planning Officer.

18/01444/FULL

Location: Rodborough House, Penshurst Road, Speldhurst, Tunbridge Wells, Kent TN3 ONY

Proposal: Two dormer windows to the rear elevation; single storey rear extension; construction of ramp to main entrance.

Decision: Remain neutral – leave to Planning Officer.

18/01474/FULL

Location: 67 Dornden Drive, Langton Green, Tunbridge Wells, Kent TN3 0AG

Proposal: Installation of new porch; alterations to fenestration; replacement of wall finishes; removal of chimney; new roof, roof finish and roof windows to existing single storey rear extension; new solar tube to rear.

Decision: Remain neutral – leave to Planning Officer.

18/01402/FULL

Location: 34 Roopers, Speldhurst, Tunbridge Wells, Kent TN3 0QL

Proposal: Two storey side and single storey rear/side extension

Decision: Remain neutral – leave to Planning Officer.

18/01123/LBC

Location: 5 Bird in Hand Street, Groombridge, Royal Tunbridge Wells, Kent TN3 9QJ

Proposal: Listed Building Consent – Reinstatement of Damage to Front Elevation following vehicular impact

Decision: Support

12. Items for information

- The Assistant Clerk said that she had received an email from a resident regarding the Water Tower in Langton Green – the perimeter boundary is broken and allows vandals to enter the property and graffiti the tower. The recent graffiti has been removed however he was concerned that unless the boundary is made secure, the vandals will continue offending. Councillors were unsure whether the Planning Committee was the best place to address this matter and asked the Assistant Clerk to contact TWBC to ask if anything can be done.
- Date of next meeting: Wednesday 13th June 2018 at 7.30pm.

There being nothing further to discuss, the meeting closed at 9.02 pm.

Chairman