



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

Minutes of a Planning Committee Meeting held on Wednesday 4th April at 7.30pm in the Gallery Room, Langton Green Village Hall

MEMBERS PRESENT: Cllrs Mrs Price (Chairman), Parker, Mercieca, Mrs Jeffreys, Mrs Soyke, Allen, Ellery and Barrington-Johnson (ex-officio)

OFFICER PRESENT: Mrs K Harman – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There were 4 members of the public present.

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.

1. **To receive and approve apologies and reasons for absence:** there were none.
2. **Disclosure of Interests:** there were none.
3. **Declarations of Lobbying:** A letter had been received from the residents of Owl Lodge, Langton Road, Speldhurst in support of application no. 18/00884/COUNTY.
4. **Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on **7th March 2018** be approved as a correct record and signed by the Chairman.
5. **Matters Arising:**
 - Scout Association Quad biking at Adamswell – An email had been received by the Clerk from a resident of Adamswell advising of the Scouts' intention to quad bike on the grounds. It was thought the intended route would cross a PROW. Cllr Mrs Price is to contact the Scout Association and the Assistant Clerk is to contact TWBC for their advice.
 - 42 Dornden Drive – Councillors discussed an email from a resident enquiring about a building on the grounds of 42 Dornden Drive and considered that it had been there some time. They wondered whether the recent cut back of foliage around the building made it more visible now. It was agreed that the Clerk would be asked to write back to the resident saying that it doesn't look like a new construction and advising him to follow the matter up with TWBC if concerned.
 - Draft Madeira Park and Warwick Park Conservation Area Consultation – Councillors considered the consultation document and there were no comments.
 - National Planning Policy Framework Consultations – Cllr Mrs Price said that these documents are to be considered at Full Council.

6. Public Open Session: There were 4 members of the public present, all wishing to discuss application no. **18/00884/COUNTY**.

Mrs Stephanie Haywood, Headteacher at Speldhurst Primary School spoke first in support of the application. She said the school had three main considerations: rationale; numbers and phasing; and also neighbours' concerns.

She went on to explain that the school had foreseen financial difficulties, due mainly to the government's new funding formula which comes in this April and which has resulted in a deficit prediction for the next three years. There is no possibility the school can continue as it is now on the forecast funding. In addition to this, the new national curriculum requires the pupils to be taught according to their year group and not in the existing system of mixed year classes. Without the expansion and resulting increased funding, the school may need to be restructured which would mean losing its support staff which will affect the existing outstanding provision of the school. The expansion will secure the school's long-term viability and enable the children to be taught according to the new curriculum.

Currently there is no opportunity to offer new families into the village places other than into Reception.

She noted that the school gets up to 10 phone calls a week requesting places which shows that the demand for more places is there. Currently the school has 144 children and when at full capacity after an expansion there would be 210 places – the increase would be staggered over the next two years.

Mrs Haywood stressed the importance of village children being able to attend their village school. She also stressed that she had been in communication with neighbours to the school and is keen to work closely with them prevent the traffic problems at drop off and pick up becoming worse. She made the following suggestions:

- Allow access through the back gate to the school. This would hopefully also encourage more local families to walk.
- Have a drop off zone outside the school.
- Encourage parking in George and Dragon carpark.
- Introduce staggered start times.

David Turner of Penshurst Road, Speldhurst spoke next in support of the application. He said that his neighbour is having to drive his son to school in Bidborough every day as there isn't space in Speldhurst Primary. He reiterated the point of local children being able to get into their local school.

Phua Kia boon who lives near the school spoke next. He has a 5 yearold son who also goes to Bidborough Primary School. He had to drive him there because it is too far and dangerous to walk. He said it is ridiculous he can't get into his local school. It is important for children's friendship groups within the school and village. If the school expands it should be for the benefit of local children within the village.

Michael Rock then spoke in support of the application. He is a resident of Speldhurst and has lived in the village for 6 months. One of the key reasons he moved to the village was for the school however his oldest child is currently attending Langton because they have been unable to get into Speldhurst Primary.

Cllr Mrs Price asked Mrs Haywood about the timescales involved. Mrs Haywood replied that the school applied last year to the church for funding, but it was unsuccessful. They will hear in May if they have been successful with the new bid. Planning Permission needs to be obtained by the school before the church will consider a grant. The classrooms can be constructed within 6 weeks which can be done during the summer holiday. The children taken in in September and over a period of two years will top up the remaining years to 30 per year.

7. Planning appeals – 17/01607/OUT

Garages Adjacent to Pax Cottage, Stockland Green Road, Speldhurst.

The Assistant Clerk advised that the appeal had been dismissed.

8. Applications for discussion and decision:

18/00884/COUNTY

Location: Speldhurst Primary School, Langton Road, Speldhurst, Royal Tunbridge Wells, Kent TN3 ONP

Proposal: Consultation from Kent County Council - The construction of a detached two classroom building at the rear of the School site. Including the installation of an external door within the rear of the existing building for access. Relocation of existing timber storage shed.

Decision: SPC fully supports this application and considers it crucial for the future of the school for the reasons set out in the School's application.

18/00327/TPO

Location: 46 Dornden Drive, Langton Green, Tunbridge Wells, Kent TN3 OAF

Proposal: TREES: OAK (T1), ASH (T2), OAK (T3), OAK (T4), OAK (T5) - Remove lowest limb and deadwood; OAK (T6) - Remove lowest limb & reduce overhang

Decision: Remains neutral – leave to Tree Officer.

18/00779/FULL

Location: 7 Hither Chantlers, Langton Green, Tunbridge Wells, Kent TN3 OBJ

Proposal: Demolition of existing extension erection of two storey extension with a link to a new garage and increased ridge height for two more bedrooms and a bathroom in roof space (Amendment to Planning Consent 15/500678/FULL to include 2no. front facing dormer windows and minor amendments)

Decision: Remains neutral – leave to Planning Officer.

18/00767/FULL

Location: 18 Dornden Drive, Langton Green, Tunbridge Wells, Kent TN3 OAB

Proposal: Demolition of existing dwelling and erection of a replacement dwelling

Decision: Remains neutral – leave to Planning Officer.

18/00603/FULL

Location: Maplefield, Ewehurst Lane, Speldhurst, Tunbridge Wells, Kent TN3 OJX

Proposal: Single storey rear extension

Decision: Remains neutral – leave to Planning Officer.

18/00619/FULL

Location: 41 Asher Reeds, Langton Green, Tunbridge Wells, Kent TN3 OAN

Proposal: Single storey rear extension

Decision: Remains neutral – leave to Planning Officer.

18/00851/FULL

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

Proposal: Alterations to existing access

Decision: There was no decision made by Councillors as TWBC have advised the application is currently on hold.

18/00899/TPO

Location: 23 Hither Chantlers, Langton Green, Tunbridge Wells, Kent TN3 OBL

Proposal: TREES: OAK GROUP (T1, T3 and T4) - Reduce height by approx. 20% and thin, clear out dead wood and shape; BEECH (T2) - Reduce height by approximately 20% and thin, clear out dead wood and shape; OAK (T5) - Reduce limbs overhanging the field by 20%, thin, and clear out dead wood

Decision: Remains neutral – leave to Tree Officer.

18/00629/FULL

Location: 1 Great Footway, Langton Green, Tunbridge Wells, Kent TN3 0DS

Proposal: Proposed new landscaping with dropped kerb for access to 2 no. off road parking spaces and driveway.

Decision: We support this application as it will reduce on-street parking in Great Footway.

18/00893/TPO

Location: 15 Roopers, Speldhurst, Royal Tunbridge Wells, Kent TN3 0QL

Proposal: Trees: 7 x fir (G3, T26 and T27) – reduce overall height by 25%.

Decision: Remain neutral – leave to Tree Officer.

18/00847/FULL

Location: Cedar House, Monteith Close, Langton Green, Royal Tunbridge Wells, Kent TN3 0AD

Proposal: Erection of a single storey side and rear extension.

Decision: Remain neutral – leave to Planning Officer.

18/00467/FULL

Location: Land and Buildings Barden Road, Speldhurst, Royal Tunbridge Wells, Kent

Proposal: Variation of Condition 2 (Approved Plans) of Planning Consent 16/06956/FULL (Part demolition of existing buildings and conversion to provide 3 dwellings with detached car barn and associated landscaping) - Various changes to the approved drawings including change in materials of windows, window on rear elevation to be deeper and change from 3 bedrooms with a family bathroom to 4 bedrooms all with an En Suite.

Decision: There was no decision made by Councillors as TWBC have advised the application is currently on hold.

9. Items for information:

- The Assistant Clerk advised that she did not attend the KALC Planning Conference.
- Cllr Mrs Jeffreys asked Cllr Mrs Price to circulate the summary of the NPPF consultation and it was confirmed that the summary would be in the Full Council pack.
- Cllr Mercieca raised concern over the recent email from Brenchley Parish Council regarding parish councils being excluded from communications between applicants and TWBC and having to apply for the information via FOI requests. Cllr Mrs Price said it is important that SPC is kept in the loop with conversations that could affect Councillors' decisions on applications and it was agreed to raise the matter with TWBC at the next meeting with them.
- Date of next meeting Tuesday 24th April at 7.30pm.