

Speldhurst Parish Council

Minutes of The Planning Committee Meeting held in The Village Hall, Ashurst on Thursday, 5th February 2009 at 7.30pm

Present: Cllr. Mrs Paulson-Ellis (Chairman)
Cllr. Mrs Podbury
Cllr. Brown
Cllr. Ellis
Cllr. Langridge
Cllr. Stevens
Cllr. Wheeler
Pauline Lambell – Clerk

Cllr. Mrs Soyke – attended the meeting for the Middlefield application.

1. Declarations of Interests:

Personal - Cllr. Mrs Paulson-Ellis – Planning Application 00092 – as she knows the applicants.

Personal – Cllr. Langridge – Planning Application 00092 – as he knows the applicants

2. Declarations of Lobbying – None were declared

3. Apologies for Absence – all Members were present

4. To sign as a correct record the Minutes dated 14th January 2009 which have previously been distributed to all members – these were agreed and signed.

5. The Process of Planning Applications – from receipt by Clerk to the decision by Planning Committee

Decision by Committee to incorporate into Terms of Reference

The process was explained and a discussion followed. It was unanimously agreed that at the end of each application the decision of the Committee would be read out in full by the Clerk (or note taker). Should clarification on the comments be required outside of the meeting the Committee agreed that this would only be carried out by the Chairman (or in the absence of the Chairman by the acting Chairman) and Clerk (note taker).

This process would be added to the Terms of Reference.

6. Planning applications for discussion and decision :

09/00009/FUL/SF1

Address: The Oast House, Farnham Lane, Langton Green
Proposal: Replace existing flat roofs on roundels with cylindrical cone pitched roofs to form two new rooms and increase size of the study within the existing footprint
Decision: Recommend Approval
The latest design has removed the flat roofs is appropriate to the area and enhances the building.

09/00092/FUL/BD1

Address: Walled Garden, Barrow Lane, Langton Green
Proposal: Two-storey rear extension
Decision: Remain Neutral
Comment : We believe the property was extended in 1995 with a two storey front extension and porch. We query whether this current application would be construed as modest in the MGB ?

09/00122/FUL/SF1

Address: 36 Hither Chantlers, Langton Green
Proposal: Demolition of existing double garage, front porch and utility room. Erection of two storey side extension to include double garage, single storey front and rear extensions.
Decision: Remain Neutral

09/00152/FUL/SW3

Address: Old School House, Langton Road, Langton Green
Proposal: Orangery to rear with glazed link
Decision: Remain Neutral

09/00165/FUL/BD1

Address: 48 Dornden Drive, Langton Green
Proposal: Two storey extension
Decision: Remain Neutral

09/00190/FUL/SF1

Address: 14 Northfields, Speldhurst
Proposal: Demolish existing garage and form pitched-roof first floor extension over existing kitchen
Decision: Remain Neutral
Comment : Concern of possible overshadowing of neighbouring property.

7. Middlefield / Rusthall Elms Site :

Decision by Committee on the Commissioning of a Report for Access for Construction Traffic

Several Members of the Committee had met with the Planning Officer and the Clerk had spoken with the landowners and their managing agents, The Commons Conservators (confirmation email and letter received).

The Committee unanimously agreed that taking everything into consideration they would not be taking the commissioning of a report further at this time.

The Clerk was asked to write to Mr Malcolm Dowd explaining the reasons for this decision. The Clerk would also write to the Consultant with the Committee`s decision and asking for his account for attending a Committee meeting.

8. Items for Information

There being no further business to discuss the meeting closed at 8.30pm.

CHAIRMAN