



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

Minutes of a Planning Committee Meeting held in the Committee Room, Langton Green Village Hall on Tuesday 14th December 2010 at 7.30pm

MEMBERS PRESENT: Cllrs Mrs Podbury (Chairman), Mrs Hull, Mrs Paulson-Ellis, Ellis and Langridge

OFFICER PRESENT: Mrs Meirion Flemington – Asst Clerk

MEMBERS OF THE PUBLIC PRESENT: 2 residents of Holmewood Ridge in respect of TW/10/03753FUL/DA3

1. **Apologies and Reasons for Absence:** Cllr Brown (prior engagement), Cllr Milner (prior engagement) and Cllr Wheeler (prior engagement)
2. **Declarations of Interest:** Cllr Mrs Hull, Cllr Mrs Paulson-Ellis and Cllr Langridge - TW/10/03753/FUL/DA3 - personal
3. **Declarations of Lobbying:** There were none
4. **The Minutes of 15th November 2010** were signed as a correct record.
5. **Matters Arising:**
 - Langton Green Old Post Office:** Existing planning consent TW/09/00730 is for conversion of the former retail space into residential use in conjunction with the existing residential property.
 - The assistant clerk to speak to TWBC Enforcement Letter to Greg Clark MP regarding the Community Right to Build Proposal and his response:** The assistant clerk read out Greg Clark's response to the Parish Council's letter.
 - The assistant clerk to send copies of the Parish Council's letter and Greg Clark's response to TWBC.**
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 2 members of the public present.

TW/10/03316/HOUSE/EA1

Location: Ashurst Mill, Millstream Close, Ashurst, Royal Tunbridge Wells

Proposal: Extension to existing garage

This application has already been granted permission by TWBC

TW/10/03677/TPO/DMD

Location: Beech House, Hither Chantlers, Langton Green, Royal Tunbridge Wells

Proposal: TREES: LONDON PLANE – Reduce and reshape by 25%

This application has already been granted permission by TWBC

TW/10/03686/LBC/EA1

Location: The Old Rectory, Langton Road, Speldhurst, Royal Tunbridge Wells

Proposal: Listed Building Consent – Removal of the partition wall between proposed kitchen (K2) and Lobby (L2) and the repair of the existing chimney breast in kitchen (K2)

Decision: Remain neutral – Leave to Conservation Officer

TW/10/03694/HOUSE/GM2

Location: 15 Dornden Drive, Langton Green, Royal Tunbridge Wells

Proposal: Proposed detached garage and conversion of existing integral garage into living accommodation

Decision; Remain neutral – Leave to Planning Officer

Comment: Concern expressed regarding the height of the proposed garage and the adverse impact on the street scene with the side elevation in front of the house and facing the road

TW/10/03696/HOUSE/SF1

Location: 15A Hither Chantlers, Langton Green, Royal Tunbridge Wells

Proposal: Demolition of existing garage, new replacement garage with playroom over and alterations to driveway (Amendment to TW/08/03355)

Decision: Remain neutral – Leave to Planning Officer

TW/10/03719/HOUSE/GM

Location: 167 Southwood Road, Rusthall, Royal Tunbridge Wells

Proposal: Two-storey front extension

For information only – not in Speldhurst Parish

TW/10/03728/HOUSE/SF1

Location: 1 Bullingstone Cottage, Bullingstone Lane, Speldhurst, Royal Tunbridge Wells

Proposal: Retrospective – Two storey rear extension; Erection of shed to side of house; Landscaping works

Decision: Recommend refusal

Comments: Concerns that with the planning history of the property a two-storey extension is built without planning permission which is clearly not within the limits of permitted development and is in Metropolitan Green Belt. Suggest the Enforcement Officer investigates

TW/10/03729/TPO/DMD

Location: 77 The Boundary, Langton Green, Royal Tunbridge Wells

Proposal: TREES – 4 no. OAK – Fell

Decision: Remain neutral – Leave to Tree Officer

TW/10/03753/FUL/DA3

Location: 34 Holmewood Ridge, Langton Green, Royal Tunbridge Wells

Proposal: Demolition of existing dwellinghouse and garage, erection of replacement dwelling and garage and associated works

The comments from members below relate to application TW/10/03753

Residents stated that:

- They are not against redevelopment of the site per se but against the size and scale of the proposal
- They believe this application is for an even larger dwelling than the previous one with a greater eaves height
- No 34 is set behind the other adjoining properties in Holmewood Ridge and the first floor and roof dormer windows will look into the rear of the adjoining houses
- The proposal is to build within 1m of the boundary with No 35 which will adversely affect the roots of a mixed conifer hedge which is a valuable privacy screen
- The applicant has not liaised with them regarding the proposal

Residents left the meeting at 8.10pm

Decision: Recommend refusal in its present form

Comments: Concern expressed at the size and scale of the proposal, it's location on the site, the proximity to the boundary of 35 Holmewood Ridge and damage that may be caused to the boundary hedge screen, overlooking and privacy issues, protection of the large Atlantic Cedar which is subject to a TPO and the fact that the applicant has not liaised at all with neighbours

TW/10/03771/TPO/DMD

Location: 3 Roopers, Speldhurst, Royal Tunbridge Wells

Proposal: TREES: T1 – HORSE CHESTNUT – Fell

Decision: Remain neutral – Leave to Tree Officer

Comment: Suggest the tree is replace with a suitable native species such as Hornbeam

TW/10/03808/TPO/DMD

Location: Bewley, Stonewall Park Road, Langton Green, Royal Tunbridge Wells

Proposal: TREES: T1 – COPPER BEECH – Fell

Decision: Remain neutral – Leave to Tree Officer

Comment: The drawing with the application was of very poor standard

7. Items for Information

The assistant clerk gave the new TWBC Planning Guide to Cllr Mrs Podbury

Cllr Langridge raised the matter of how long the temporary bollards at the entrance to Hollonds Farm may remain in place. **The assistant clerk to investigate**

There being no further business the meeting closed at 8.20 pm.

Chairman