



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

Draft Minutes of a Planning Committee Meeting held at 7.30pm on

Monday 15th September 2025 in the Palmer Room, Langton Green Recreation Ground

MEMBERS PRESENT: Cllrs Cleaver, Littlefield and Norton (Vice-Chair in the Chair).

OFFICERS PRESENT: K Neve – Clerk and H Chater – Deputy Clerk (minutes).

MEMBERS OF THE PUBLIC PRESENT: There were no members of the public present.

The Vice-Chair in the Chair welcomed the new Deputy Clerk – Helen Chater.

1. **To enquire if anyone present intends to film, photograph and/or record the meeting**
The AC was recording the meeting on her laptop to assist with accuracy of the minutes. The recording would be deleted in line with the recording of meetings policy.
2. **To receive and approve apologies and reasons for absence** Cllrs Curry (Holiday), Leach (childcare issues) and Tarricone (illness)
3. **Disclosure of Interests**
There were none.
4. **Declarations of Lobbying**
There were none.
5. **Minutes of the Planning Committee meeting held on 17th July 2025**
RESOLVED that the minutes of the Planning Committee meeting held on 17th July 2025 be approved as a correct record of the meeting and signed by the Vice-Chair in the Chair.

Following the previous meeting, Cllr Norton provided an update regarding the planning application for The Pig. Members of both Speldhurst Parish Council (SPC) and Withyham Parish Council expressed concern over the ongoing delay in securing planning approval. It was noted that Tunbridge Wells Borough Council (TWBC) was currently awaiting further action from the applicant.

In light of these concerns, it was agreed that Cllr Norton would collaborate with representatives from Withyham Parish Council to draft a joint letter to TWBC, emphasising the significance of progressing and approving The Pig's application without further delay.

6. **Public Open Session**

There were none.

7. **Planning Appeals**

The Beacon Hotel, Tunbridge Wells – appeal dismissed.

8. **Planning Applications for consideration**

25/01693/TCA – Ashurst Place Lodge, Speldhurst Road, Langton Green

Proposal: Trees in conservation area: 3 Leylandi to be reduced by 60%.

Decision: Decided prior to meeting.

25/01652/TCA- I Churchyard Cottage Baren Road, Speldhurst

Proposal: Tree in conservation area: 1 Goat Willow re-pollard by up to 1m all round back to previous pollard points.

Decision: Decided prior to meeting

25/02038/TCA – 3 The Walks, The Green, Groombridge

Proposal: Tree in conservation area: 1 Leylandi – Remove tree.

Decision: Remain neutral, defer to Tree Officer.

25/02020/Full – 19 Newlands Langton Green

Proposal: Single-storey side extension; erection of a front porch extension; garage conversion.

Decision: Remain neutral, defer to Planning Officer.

25/01937/Full – Sunset Cottage 3 Penshurst Road, Speldhurst

Proposal: Single-storey rear extension & pergola; erection of brick boundary wall.

Decision: Remain neutral, defer to Planning Officer.

25/01901/TPO – Little Hardwick, Langholm Road, Langton Green

Proposal: Trees: 6 Oak – 30 % reduction to previous reduction point.

Decision: Remain neutral, defer to Tree Officer.

25/01895/Full – Tamerton House, Furzeffeld Avenue, Speldhurst

Proposal: Variation of condition 2 of planning permission- amended extension roof design.

Decision: Remain neutral, defer to Planning Officer.

25/01882/Full – Furzeffeld House, Furzeffeld Avenue, Speldhurst

Proposal: Single-storey rear extension; first floor & roof extension; alterations to external fenestration & finishes; side & roof extension of the outbuilding & addition of first floor.

Decision: Remain neutral, defer to Planning Officer.

25/01750/TPO – Belsay House, 4 Holmewood Ridge, Langton Green

Proposal: Tree: Atlas Cedar 1 remove lowest limb, snapped limb and reduce height.

Decision: Remain neutral, defer to Tree Officer.

25/01738/Full – Pinewood, Langton Road, Speldhurst

Proposal: Single-storey extension, roof extensions and alterations, garage building and alterations to elevations.

Decision: Remain neutral, defer to Planning Officer.

25/02097/Full – Herons Oast Farm, Speldhurst Road, Langton Green

Proposal: Demolition of barn & erection of two detached houses.

Decision: Remain neutral, defer to Planning Officer.

9. **Compliance Issues**

There were none.

10. **Items for information**

- Date of next Planning Committee meeting: Monday 13th October 2025, Palmer Room, LGVH.

There being nothing further to discuss, the meeting closed at 7.48 pm.

Chair