



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

TO: MEMBERS OF THE PLANNING COMMITTEE: Cllrs Curry (Chair), Norton (Vice-Chair), Cleaver, Dickens, Farley, Leach, Littlefield and Tarricone.

You are summoned to attend a **meeting of the PLANNING COMMITTEE on Monday 17th November 2025 at 7.30pm in the Palmer Room, Langton Green Village Hall, Langton Green**

A G E N D A

1. **To enquire if anyone present intends to film, photograph and/or record the meeting**
2. **To receive and approve apologies and reasons for absence**
3. **Disclosure of Interests**
To receive disclosure of members' pecuniary or other significant interests, in respect of items on this Agenda in accordance with the Kent Members' Code of Conduct as agreed and accepted by the Parish Council on 6th August 2012. Members must explain the nature of the interest at the commencement of the agenda item, or when the interest becomes apparent.
4. **Declarations of Lobbying.**
5. **Minutes of the Planning Committee meetings held on 13th October 2025** – to resolve that the minutes of the meetings, previously forwarded to Members, be confirmed as a correct record and signed by the Chair.
6. **Public Open Session** – the meeting will be adjourned to give members of the public an opportunity to raise with the Committee any items of interest or concern. If members of the public are attending regarding a specific planning application on this agenda the Committee Chair may bring this application forward under item 8 below. **Members of the public are NOT permitted to participate in the meeting after this agenda item without prior invitation from the Chair. Anyone is welcome to stay for the entire meeting and observe but cannot take part. The public open sessions may be limited to a time to be determined.**
7. **Planning appeals**
8. **Planning Applications for consideration**

25/02321/LBC – Court Lodge, Groombridge Road, Groombridge

Proposal: Listed Building Consent - Proposed removal of chimney breast within existing kitchen, Removal of flue boxing at first floor & external flue at roof level

25/02349/Full – Court Lodge, Groombridge Road, Groombridge

Proposal: Variation of conditions 2 & 3 of 25/00389/FULL - Changes to approved pool position; addition of covered area and changes to external cladding and window/door materials

25/02198/Full – 32 Newlands, Langton Green

Proposal: Single-storey rear extension; first floor rear extension; fenestration changes

25/02509/TPO – 35 The Boundary, Langton Green

Proposal: TREES: OAK (T2) - Reduce lateral branches by 3-4m

25/02442/TPO – 4 Hither Chantlers. Langton Green

Proposal: TREES: YEW (T2 within G34) - Reduce the overhang over the driveway by approx 3m

25/02488/Full – Long Acre, Ferbies, Speldhurst

Proposal: Two storey extension, first floor side extension, conservatory & garage conversion with changes to fenestration (alternative to planning permission 24/02804/FULL, amended by 25/00846/FULL)

25/02487/TPO – 26 Holmewood Ridge, Langton Green

Proposal: TREES: 11 no. OAK, 8 no. WILLOW, 5 no. BIRCH, DEAD STEM & 2 no. groups BLACKTHORN SCRUB (all within A1) - Fell trees; HAZEL (within A1) – Coppice

25/02558/Full – Myra Furzefield Avenue, Speldhurst

Proposal: Variation of condition 2 Change of the rear hip end & dormer to a gable end; removal of Julier balcony & replacement with glazing; replacement of dormer windows on rear elevation

25/02473/TCA – The Ridge, Langton Road, Speldhurst.

Proposal: Beech (T1) Fell

25/02450 – Bryanstone, Langton Road, Speldhurst

Proposal: Pine (T1) – remove 3 lowest branches on left hand side by up to 7m back to stem. Ash (T2) – remove low hanging limb back up to 8m & drooping branch from the limb above by up to 6m: Maple (T3)- remove large limb over greenhouse & any other by up to 4m

25/02427 – Holmewood House School, Barrow Lane, Langton Green

Proposal: Repair, restoration and replacement of 39 windows and 2 doors

25/02426 – Holmewood House School, Barrow Lane, Langton Green

Proposal: Repair, restoration and replacement of 39 windows and 2 doors

9. Compliance Issues

10. Items for Information

- Burrswood and surrounding trees
- The Pig. John Moreland shared that he and Matt Lowe (Cabinet Member) are looking into the application but there is no update currently
- Date of next Planning Committee meeting: January 19th 2026, Palmer Room, LGVH.

Helen Chater

Parish Council Deputy Clerk

7th November 2025