



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

**Minutes of a Planning Committee Meeting held at 7.30pm on  
Monday 11<sup>th</sup> October 2021 in the Gallery Room, Langton Green Village Hall, Langton Green**

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**MEMBERS PRESENT:** Cllrs Barrington-Johnson (Chair), Curry, Ellery, Langridge, Myles, Rajah and Rowe.

**OFFICERS PRESENT:** Mrs K Harman – Assistant Clerk

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

1. **To enquire if anyone intends to record the meeting:** No one present intended to record the meeting.
2. **To receive and approve apologies and reasons for absence:** Apologies were received from Cllr Turner (Covid related).
3. **Disclosures of Interests:** There were none.
4. **Declarations of Lobbying:** There were none.
5. **Minutes: RESOLVED** That the minutes of the Planning Committee meeting held on 13<sup>th</sup> September 2021 be approved as a correct record and signed by the Chairman.
6. **Matters Arising:** There were no matters arising.
7. **Public Open Session:** There were no members of the public present.
8. **Planning Appeals:** There were none.
9. **Planning applications for discussion and decision:**

**21/03243/TPO: 1 Holmewood Ridge, Langton Green**

**Proposal:** Trees: T3 (dead Birch) – Dismantle to a stem height of approximately 5m; T4 (Sycamore) – 30% reduction with proportional width reduction to appropriate branch axils; T5 (Sycamore) – 40% reduction with proportional width reduction to appropriate branch axils; T6 (Oak) – Major deadwood from crown.

**Decision:** Remain neutral, leave to Tree Officer.

**21/03240/FULL: Brambleshaw, Bullingstone Lane, Speldhurst**

**Proposal:** A single storey side and rear extension, with the enlargement of the existing balcony to the bedroom above, a glazed link between the dwelling and existing garage and the conversion of an existing garage into a home office.

**Decision:** Remain neutral, leave to Planning Officer.

**21/03224/FULL: 2 Manor Court Cottage, Ashurst Road, Ashurst**

**Proposal:** Proposed two-storey side extension with rear dormer, addition of front and rear dormers to existing roof, single storey rear extension and alterations.

**Decision:** Remain neutral, leave to Planning Officer.

**21/03194/FULL: 22 Roopers, Speldhurst**

**Proposal:** Single storey rear and front extensions; first floor side/front/rear extension with Juliette balcony to rear. (Note: This is a re-submission of a previously approved application which expires in October 2021).

**Decision:** Remain neutral, leave to Planning Officer. If approved, we seek a condition to ensure that any damage to the grass verges during building works is made good.

**21/03167/FULL: The Anchorage, Langton Road, Speldhurst**

**Proposal:** Proposed replacement outbuilding.

**Decision:** Remain neutral, leave to Planning Officer.

**21/03100/TPO: Arundel House, 11B Holmewood Ridge, Langton Green**

**Proposal:** Trees: Oak (T1) – to cut back branches from chimney by 2m as it is growing closer to the chimney.

**Decision:** Remain neutral, leave to Tree Officer.

**21/03033/FULL: 20 Great Footway, Langton Green**

**Proposal:** Loft conversion with two new half gable ends and rear dormer. 3 no. front roof windows.

**Decision:** Remain neutral, leave to Planning Officer.

**21/02962/TPO: The Grove, Monteith Close, Langton Green**

**Proposal:** Trees: Oak (G4) – reduce over-extending branches by 20-30%.

**Decision:** Remain neutral, leave to Tree Officer.

**21/02946/LBC: Stone Cross Farmhouse, Ashurst Road, Ashurst**

**Proposal:** Demolition of existing pool building and erection of a new detached pool building and detached pool plant building.

**Decision:** Remain neutral, leave to Conservation Officer.

**21/02945/FULL: Stone Cross Farmhouse, Ashurst Road, Ashurst**

**Proposal:** Demolition of existing pool building and erection of a new detached pool building and detached pool plant building.

**Decision:** Remain neutral, leave to Planning Officer.

**21/02886/FULL: Ashurst Place Rest Home, Ashurst Place, Lampington Row, Langton Green**

**Proposal:** Proposed conversion of 23 bed former care home to 7 private apartments, 2 mews houses and associated access, parking, garages and amenity space (Part retrospective).

**Decision:** Remain neutral however we request a developer contribution towards a formal pedestrian crossing in the proximity of the site of Winston Scott Avenue to allow safe passage of children to and from the school without having to use Lampington Row with its increased traffic.

**21/02676/FULL: Burnt Cottage, Langton Road, Speldhurst**

**Proposal:** Erection of a timber garden room.

**Decision:** Remain neutral, leave to Planning Officer.

**21/03354/TCA: Pond House, Broom Lane, Langton Green**

**Proposal:** Tree in a conservation area – Magnolia (T1) Reduce overall canopy by 1.5m.

**Decision:** Remain neutral, leave to Tree Officer.

**10. Recreation Ground, Southwood Road, Rusthall, application 21/00068/FULL**

Following discussions at Full Council, the Assistant Clerk was in the process of organising a meeting between Cllr Barrington-Johnson and Mrs Liz Ellicott from Rusthall PC with Mr Rusbridge to explain recent decisions regarding the site in the TWBC Draft Local Plan.

**11. TWBC Draft Local Plan**

There was nothing to report.

**12. Homewood Road, Langton Green – encroachment**

KCC had confirmed that the land in question was marked as unowned on the land registry system and unfortunately there was therefore nothing that could be done to prevent land-grabbing along this road.

**13. Compliance Issues**

- Little Mallett, Langton Green

Councillors were disappointed that an update had not been received from KCC on this matter in time for the meeting despite the Assistant Clerk chasing. Cllr Barrington-Johnson said that he would draft a strongly worded email to KCC to try and reach a resolution to this matter which had been outstanding for over a year.

- Walnut Cottage, Langton Road, Langton Green

TWBC had advised that the newly erected fencing around this property came under Permitted Development rights. The Assistant Clerk was asked to go back to the Enforcement Officer to find out where the measurement of the 2m from the highway started from and if it included the lower-level side fencing panels.

**14. Items for information**

- Cllr Rajah had agreed to take over chairmanship of the Planning Committee and would be elected at the November meeting. Cllr Barrington-Johnson, who agreed to be Vice-Chairman, thanked Cllr Rajah for volunteering to take on the role.

- Dates of the next planning committee meetings are: 15<sup>th</sup> November and 13<sup>th</sup> December 2021.

**There being nothing further to discuss, the meeting finished at 7.57 pm.**

Chairman