



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

**Minutes of a Planning Committee Meeting held at 7.30pm on
Wednesday 15th January 2025 in the Palmer Room, Langton Green Recreation Ground**

MEMBERS PRESENT: Cllrs Cleaver (Chair), Davies, Leach, Littlefield and Norton.

OFFICERS PRESENT: Mrs K Harman – Assistant Clerk (AC).

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

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**
Cllr Tarricone for health reasons, Cllrs Curry and Leach had prior engagements and Cllr Davies family commitments.
3. **Disclosure of Interests**
There were none.
4. **Declarations of Lobbying**
There were none.
5. **Minutes of the Planning Committee meeting held on 9th December 2024**
RESOLVED That the minutes of the Planning Committee meeting held on 9th December 2024 be approved as a correct record of the meeting and signed by the Chair.
6. **Public Open Session**
There were no members of the public present.
7. **Planning appeals** - for information only, no updates had been received.
Millford House, Penshurst Road, Speldhurst.
High View, Langton Road, Langton Green.
The Beacon Hotel, Tunbridge Wells.

8. **Planning Applications for consideration**

24/03200/TPO – 1 Upton Quarry, Langton Green

Proposal: Trees: Lime (T1) – Re-pollard.

Decision: Remain neutral, leave to Tree Officer.

24/03199/TPO – 8 Roopers, Speldhurst

Proposal: Trees: Sycamore T4 – reduce height by up to 3m.

Decision: Remain neutral, leave to Tree Officer.

24/03190/FULL - 1 Holmewood Ridge, Langton Green

Proposal: Removal of chimney and addition of two pitched roof rear dormer windows.

Decision: Remain neutral, leave to Planning Officer.

24/03186/FULL – 10 Gipps Cross Lane, Langton Green

Proposal: Proposed 1.5 storey and single storey rear and side extension. Proposed open canopy and alterations to fenestration.

Decision: Remain neutral, leave to Planning Officer.

24/03164/FULL – Linkhorns Barn, Station Road, Ashurst

Proposal: (Self-Build) Conversion of former agricultural barn to a single dwelling with extension, garage, new air source heat pump and associated hard and soft landscaping works.

Decision: Remain neutral, leave to Planning Officer.

24/03139/LAWPRO – 1 Widbury, Langton Green

Proposal: Lawful Development Certificate (Proposed) – loft conversion with dormer window to rear elevation and 4 no. rooflight windows to front elevation.

Decision: Remain neutral, leave to Planning Officer.

24/03109/FULL – 83 Dornden Drive, Langton Green

Proposal: Proposed two-storey front extension, single storey rear extension and new parking to front with removal of bank.

Decision: Remain neutral, leave to Planning Officer.

24/03081/COUNTY – Speldhurst Primary School, Langton Road, Speldhurst

Proposal: KCC Consultation – erection of wooden shelter for use by Forest School classes.

Decision: Remain neutral, leave to Planning Officer.

24/03058/TPO – 24 Dornden Drive, Langton Green

Proposal: Trees: Ash G1 – remove Ash in woodland; Apple G2 – Fell to ground level.

Decision: Remain neutral, leave to Tree Officer.

24/03057/TPO – 22 Dornden Drive, Langton Green

Proposal: Trees: Ash T1 - reduce down to crown; Sweet Chestnut T2 - reduce by 30%; Alder T3 - reduce by 30% on boundary with no. 24; Field Maple x 2 G4 - open area beyond shed.

Decision: Remain neutral, leave to Tree Officer.

24/03044/FULL – Harwarton Farm, Lower Green Road, Speldhurst

Proposal: (Self-Build) Conversion of barn into residential dwelling; addition of ground floor extension to the rear elevation.

Decision: Remain neutral, leave to Planning Officer.

24/03041/FULL – 45 Asher Reeds, Langton Green

Proposal: First floor side extension, single storey rear extension, new front pitched roof and extended patio.

Decision: We object to the balcony on the first-floor side extension on the basis that it will give rise to overlooking.

24/02969/FULL – Birchetts Bungalow, Stockland Green Road, Speldhurst

Proposal: Self-Build – Demolition of existing dwelling and erection of detached dwelling.

Decision: We object on the basis that this is excessive development of the site which is out of keeping with the local architectural landscape.

24/02941/FULL – Old Birchetts, The Green, Langton Green

Proposal: Alterations to ground floor fenestration, minor alterations to rear outshot and erection of new gate.

Decision: Remain neutral, leave to Planning Officer.

24/02942/LBC – Old Birchetts, The Green, Langton Green

Proposal: Listed Building Consent - Alterations to ground floor fenestration, minor alterations to rear outshot and erection of new gate.

Decision: Remain neutral, leave to Conservation Officer.

24/02826/LAWPRO – 124 Southwood Road, Rusthall

Proposal: Lawful Development Certificate (proposed) – Conversion of existing internal garage to office/utility room with new full width window to front elevation.

Decision: Remain neutral, leave to Planning Officer.

9. Compliance Issues

- 17a Holmewood Ridge: unauthorised boundary extension into nearby Area of Outstanding Natural Beauty (AONB). No further updates had been received.

10. Items for information

- Date of next Planning Committee meeting: Monday 17th February 2025, Palmer Room, LGVH.
- Another application has been received from Homegrown Hotels for The Pig in Groombridge. This will be considered at the February planning meeting.
- Cllr Norton has spoken to the developer of Burrswood. They are obtaining pre-planning advice from Tunbridge Wells Borough Council (TWBC) and once this is complete, the proposals will be shared with the village and the parish council.

There being nothing further to discuss, the meeting closed at 8.06 pm.

Chair