



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

Minutes of a Planning Committee Meeting
held at 7.30pm on Monday 19th January 2026
in the Parish Office, Langton Green Recreation Ground

MEMBERS PRESENT: Cllrs Curry (Chair) Norton (Vice-Chair), Cleaver, Dickens, Farley and Leach.

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

MEMBERS OF THE PUBLIC PRESENT: There was 1 member of the public present.

1. TO ENQUIRE IF ANYONE PRESENT INTENDS TO FILM, PHOTOGRAPH AND/OR RECORD THE MEETING

The Deputy Clerk 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 the meetings policy.

2. TO RECEIVE AND APPROVE APOLOGIES AND REASONS FOR ABSENCE.

Apologies received from Cllrs Littlefield (work commitments) and Tarricone (abroad).

3. DISCLOSURE OF INTERESTS

Members declared that some were acquainted with the applicant, (who was present at the meeting), for Little Snape. No pecuniary interests affecting decision-making were declared.

4. DECLARATIONS OF LOBBYING

Councillor Norton had been lobbied re Burrswood Lodge and Court Lodge.

5. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 17th November 2025

RESOLVED that the minutes of the Planning Committee meeting held on 17th November 2025 be approved as a correct record of the meeting and signed by the Chair.

6. PUBLIC OPEN SESSION

One member of the public attended who did not speak.

7. PLANNING APPEALS

There were none.

8. PLANNING APPLICATIONS FOR CONSIDERATION

25/02614/Full - Little Snape, Furzefield Avenue, Speldhurst

Proposal: (Self-Build) Proposed two-storey dwelling, single storey detached garage & associated landscape alterations; alterations to the garage of the existing house & conversion to utility room.

Decision: Revisions as reviewed cause no changes to previous position, no further comment to be submitted.

25/02899/Full - Maplefield, Ewehurst Lane, Speldhurst

Proposal: Erection of garage.

Decision: Remain neutral, defer to Planning Officer. SPC appreciates the selection of appropriate building materials (wood, slate) in keeping with the area.

25/02904/Full – Hole Farm, Farnham Lane, Langton Green

Proposal: Replacement of existing shed with new summerhouse.

Decision: Appears to be an improvement on the existing; defer to Planning Officer.

25/02933/TPO - Conifers , Stonewall Park Road, Langton Green

Proposal: TREES: Leylandii (H1), Red Prunus (T1), Conifers (H2) - Reduce in height by 50% and spread and remove broken branches.

Decision: Remain neutral, leave for Tree Officer.

25/02905/LBC -6 Stone Cottages , Groombridge Hill, Groombridge

Proposal: Listed Building Consent - Installation of an electric vehicle charging point including a new cable run.

Decision: The detail in this application is appreciated. Councillors' view aligns with the submitted comments of the Conservation Officer and the application is supported.

25/02731/TPO - Paveys , Speldhurst Road, Langton Green,

Proposal: Trees: Oak x 2, Yew Tree x 2, Hazel x1 (G1) - Cut back 3m from the road; Oak x1, Hazel x1 (G2) - Cut back 3m from road.

Decision: Remain neutral, leave for Tree Officer.

25/02945/Full - Garage Site, St Martin, Ashurst Road, Ashurst

Proposal: Demolition of 2no double garages & workshop. Erection of a single storey dwelling.

Decision: The proposed property appears to represent a significant upgrade to the amenity of the space. The materials selected are sympathetic, and the use of environmentally-forward features is appreciated. SPC supports this application as a concept, but defer to Planning Officer for technical matters. Hope is to see construction take into consideration the ancient woodland in which it sits. For reference, this application is adjacent to a Councillor's property, but this opinion is that of the committee, and said councillor has no vote in this matter.

25/02952/LBC - Court Lodge, Groombridge Road, Groombridge

Proposal: Listed Building Consent - Dining room extension, carriageway ceiling replaced and internal re-planning of 20th century east wing.

Decision: SPC appreciates the significant effort in this application, and the revisions made pre-application to accommodate both pre-planning advice and that from external bodies.

This responsible and sympathetic modification, in good stewardship to the structure is therefore supported. While not a planning consideration, Councillors' feel compelled to amplify concerns from local residents who are quite worried about a repeat of over-size construction traffic impacting on local amenity during the construction, and would request that wherever possible, only small lorries are used on this very narrow access lane.

25/02951/Full - Court Lodge, Groombridge Road, Groombridge,

Proposal: Dining room extension, carriageway ceiling replaced and internal re-planning of 20th century east wing.

Decision: Comments and decision about 25/02952/LBC are the same for this application.

25/03010/Full - 3 Dene Way, Speldhurst

Proposal: Variation of Condition 2 of Planning Permission 24/00823/FULL - (Changes to cladding; change of front roof to a lean-to).

Decision: Revisions as reviewed cause no changes to previous position, no further comment to be submitted.

25/03014/Full - 23 Newlands, Langton Green

Proposal: Erection of a new dwellinghouse & associated landscape works.

Decision: Councillors' note the broad similarity to the previous accepted scheme next door and find it unlikely that this proposal will not proceed. Therefore, defer to the Planning Officer, but do note that at present there are no comments from neighbours, despite widespread objection to the previous scheme, so would request site notices are checked.

25/02997/Full - Burrswood Lodge, Bird In Hand Street, Groombridge

Proposal: Retrospective – fencing.

Decision: A degree of open-ness has been lost from the sight lines past this classic lodge house setting through the use of closed-weave fencing panels. SPC has no objection to the estate fencing (black metal, open) but would have preferred this to be used uniformly through the whole fenceline, avoiding the loss of visual amenity around the parking area. Defer to Planning Officer.

25/02756/TPO - 11 Dornden Drive Langton Green

Proposal: TREES: Abies (T1 within G2) - Remove tree.

Decision: Remain neutral, leave for Tree Officer.

25/03046/Full - 10 Mercers, Langton Green

Proposal: Single-storey side extension.

Decision: This is a reasonable increase in massing to the property, but we can see no particular overlooking concern for neighbours as a single-floor. Remain neutral, defer to Planning Officer.

26/00024/FULL - 39 Dornden Drive, Langton Green

Proposal: Single storey rear extension; roof extensions at rear; rooflights on existing side elevation; new side door and window; solar panels on South East elevation of proposed extension.

Decision: Remain neutral, defer to Planning Officer.

26/00014/FULL- The Granary, Park Farm, Langton Road

Proposal: Single and two storey rear extensions.

Decision: This is a significant increase in massing (visually and square meterage) extending out to undeveloped green space for the area. Councillors appreciate that pre-planning advice was sought, but this application has no design statement accompanying which we consider poor for a modification of this size. Defer to Planning Officer.

9. COMPLIANCE ISSUES

There were none.

10. ITEMS FOR INFORMATION

- **Update on Groombridge Place.** Cllr Norton had received email exchanges with the new CEO of The Pig. There was no update on the situation at present, but he would keep Councillors informed.
- **TPO Works on Holmwood Ridge.** Tunbridge Wells Borough Council had decided this was not a breach of planning and no further action would be taken.
- **Planning violation 23/03460/Full.** Resolved.
- **Date of next Planning Committee meeting.**
16th February 2026, Palmer Room, Langton Green Village Hall at the **earlier time of 7pm**

There being nothing further to discuss, the meeting closed at 8.23pm

Chair