



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

**Minutes of a Planning Committee Meeting held at 7.30pm on
Monday 13th December 2021 in the Palmer Room, Langton Green Village Hall, Langton Green**

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

OFFICERS PRESENT: Mrs K Harman – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There were two 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 Cllrs Turner (Covid related), Langridge and Myles (prior engagements).
3. **Disclosures of Interests:** Cllr Rajah lives next door to Willow Tree Cottage, Franks Hollow Road (application 21/03738/FULL) and therefore excused himself from discussions regarding this application.
4. **Declarations of Lobbying:** There were none.
5. **Minutes: RESOLVED** That the minutes of the Planning Committee meeting held on 15th November 2021 be approved as a correct record and signed by the Chairman.
6. **Matters Arising:** Cllr Curry said that he had currently been waiting 87 days for pre-planning advice from TWBC, the standard term being 15 days.
7. **Public Open Session:** There were two members of the public present both objecting to application no. 21/03884/FULL 34 Dornden Drive, Langton Green - Jeff Padley (87 Longmeads) and Tanya Paulo (32 Dornden Drive). Their main objections were:
 - The large size of the development in relation to the plot which they feel would ruin the local visual street scene and amenity.
 - Overlooking and lack of privacy, particularly for the residents of 32 Dornden Drive.
 - The safety implications of a family house being built so close to an electricity sub-station.
8. **Planning Appeals:** There were none.

9. Planning applications for discussion and decision:

21/03884/FULL – 34 Dornden Drive, Langton Green

Proposal: Erection of a detached 3-bed dwelling house, widening of existing vehicular/pedestrian access onto Longmeads and provision of parking.

Decision: Whilst there have been some changes to the original application, we still object on the following grounds:

1. We believe it is an unsustainable development in that the plot of 34 Dornden Drive is not sufficient to support an additional dwelling. We also note that an application was made for a similar sized development at 26 Dornden Drive which has a much bigger plot and that was rejected by the planning department on the grounds of sustainability.
2. We still have concerns with regard to cars reversing out or in given the proximity to a busy junction. No traffic study or count has been provided.
3. We also note that the revised plans show the property moving closer to the boundary with no. 32 Dornden Drive. Whilst we acknowledge there have been some improvements with regards to overlooking, obscure glass does not address the loss of privacy on windows that open.

21/03922/LBC – 1 Stone Cottages, Groombridge Hill, Groombridge

Proposal: Listed Building Consent: Demolition of side kitchen extension. New single-storey side extension to provide kitchen/living and shower room; New opening rooflight at rear; new vehicular access off roadway with associated parking/turning area.

Decision: Remain neutral, leave to Conservation Officer.

21/03921/FULL - 1 Stone Cottages, Groombridge Hill, Groombridge

Proposal: Demolition of side kitchen extension. New single-storey side extension to provide kitchen/living and shower room; New opening rooflight at rear; new vehicular access off roadway with associated parking/turning area.

Decision: Remain neutral, leave to Planning Officer.

21/03912/TPO – 20 Roopers, Speldhurst

Proposal: Trees: Lime (T1) – reduce lateral branches growing towards number 20 by 2 metres; Sycamore (T2) – remove the two lowest branches growing towards the gable of number 20 and reduce remaining laterals on this side (east) of the tree by 2 metres.

Decision: Remain neutral, leave to Tree Officer.

21/03830/TPO – 44 Holmewood Ridge, Langton Green

Proposal: Trees: Oak (T1) – raise canopy to 5.5 metres above the highway; Oak (T2) – reduce the length of the lowest limbs overhanging the highway by 2-3 metres, reduce the height by 2-3 metres; Oak (T3) – reduce lateral branches on the south side by 2 metres.

Decision: Remain neutral, leave to Tree Officer.

21/03720/FULL – Brook House, Speldhurst Hill, Speldhurst

Proposal: Two-storey extension with ground floor extension and internal remodelling.

Decision: Remain neutral, leave to Planning Officer.

21/03748/FULL – St Elliotts, Barden Road, Speldhurst

Proposal: Proposed demolition of garage; proposed ground floor rear extension with rooflight and parapet wall; proposed loft conversion with new roof, rear dormer and rooflight to front.

Decision: Remain neutral, leave to Planning Officer.

21/03728/TCA – Lampington Cottage, The Green, Langton Green

Proposal: Trees in a Conservation Area: Hornbean (H1) – Fell.

Decision: We object. We would prefer to see the tree reduced in size rather than felled.

21/03738/FULL – Willow Tree Cottage, Franks Hollow Road, Speldhurst

Proposal: Erection of a single storey, three bay garage.

Decision: Remain neutral, leave to Planning Officer.

21/03697/FULL – Seandale, Stockland Green Road, Speldhurst

Proposal: Erection of detached garage with associated retaining walls and hardstanding.

Decision: Remain neutral, leave to Planning Officer with the proviso that the height of the garage should be subservient to the house.

21/03673/TPO – 49 Hither Chantlers, Langton Green

Proposal: Tree: T33 (Oak) – Monolith to 5 metres at crown break.

Decision: Remain neutral, leave to Tree Officer.

21/03489/FULL – New Park Farm, Groombridge Road, Groombridge

Proposal: Change of use to set up a seasonal (April – October) glamping site of 8 bell tents.

Decision: Whilst we have no material objection to non-permanent tents, we do note that the block plan includes lavatories and showers for which there appears to be no planning application. We do not feel that the application should proceed without a full planning application for these facilities.

10. TWBC Draft Local Plan

There was nothing to report.

11. Compliance Issues

Little Mallett, Langton Green: An email had been received from KCC advising that the residents in question had been written to and had been given to the end of January 2022 to reinstate their legal boundaries.

12. Items for information

- Dates of the next two planning committee meetings are: 17th January and 15th February 2022, all in the Palmer Room.
- 21/03977/TPO – Trees in Roopers, Speldhurst. The Assistant Clerk said that the deadline for comments on this application was three weeks before the next planning meeting. It was agreed that as the application was from the parish council and that we would therefore obviously support it, it was not necessary to officially comment and

the Assistant Clerk was asked to email the Tree Officer explaining the reasons behind this decision.

There being nothing further to discuss, the meeting finished at 8.26 pm.

Chairman

DRAFT