



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

**Minutes of a Planning Committee Meeting held at 7.30pm on  
Monday 17<sup>th</sup> October 2022 in the Council Offices, Langton Green Recreation Ground**

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**MEMBERS PRESENT:** Cllrs Rajah (Chair), Curry, Norton, Rowe and Mrs Soyke.

**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**

The Assistant Clerk advised that she was recording the meeting on a laptop for the purpose of accuracy of the minutes and would delete the recording once the minutes had been signed at the next Planning Committee meeting.

**2. To receive and approve apologies and reasons for absence**

Apologies were received from Cllr Barrington-Johnson who was on holiday.

**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 26<sup>th</sup> September 2022 be approved as a correct record of the meeting and signed by the Chairman.

**6. Public Open Session:**

There were no members of the public present.

**7. Planning Appeals**

**21/02615/LAWPRO – Millford House, Penshurst Road, Speldhurst**

**Proposal:** Lawful Development Certificate (Proposed) - Erection of garden shed

There was nothing to report.

**8. Planning Applications**

**22/02894/TPO - 27 The Boundary, Langton Green**

**Proposal:** Ash (T5) 30% reduction and thin to prevent branches falling out and kill the ivy going up the tree.

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

**22/02824/FULL – 4 Speeds Farm Place, Langton Green**

**Proposal:** Erection of single storey timber clad contemporary garden building.

**Decision:** We are unable to make a decision because the supporting documentation was not complete.

**22/02810/LBC – 11 Bird in Hand Street, Groombridge**

**Proposal:** Retrospective – Erection of outbuilding. Internally line the basement with waterproofing surfaces.

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

**22/02809/FULL – 11 Bird in Hand Street, Groombridge**

**Proposal:** Retrospective – Erection of outbuilding. Internally line the basement with waterproofing surfaces.

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

**22/02781/COUNTY – Broomhill Bank School (Western Site), Broomhill Road, Rusthall**

**Proposal:** Consultation from Kent County Council: Details of external material schedule (condition 3) and drainage report (condition 11) of planning permission TW/22/748.

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

**22/02771/FULL – 12 Great Courtlands, Langton Green**

**Proposal:** Demolition of existing attached side garage, and construction of new two-storey side and single-storey rear extension.

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

**22/02705/TPO – 15 Hither Chantlers, Langton Green**

**Proposal:** T1 Beech and T2 Ash to be dismantled and then felled.

**Decision:** In the absence of an arboricultural report and any proposals for replanting, we find it difficult to support the application.

Councillors discussed the issue that applications are sometimes verified without all the supporting documentation in place and how this prevents members from making an informed decision at the planning meetings. It was agreed that Cllr Curry, as Chair of SPC, would write to Mr Carlos Hone, Head of Planning at TWBC to raise this concern.

**22/02695/TCA – Lampington Cottage, The Green, Langton Green**

**Proposal:** T1-Ash – Fell.

**Decision:** This application had already been approved.

**22/02699/TCA – Old School House, Langton Road, Langton Green**

**Proposal:** S1 (Sycamore) – pollard of sycamore on church boundary to prevent tear out and falling branches onto the Old School House.

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

**22/02644/LAWPRO – 16 Upper Profit, Langton Green**

**Proposal:** Certificate of Lawful Development (proposed) Single-storey rear extension.

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

**22/02406/LAWPRO – 36 Holmewood Ridge, Langton Green**

**Proposal:** Lawful Development Certificate (proposed) conversion of existing integrated garage into residential accommodation. Associated alterations to front elevation, including replacement of existing garage door with new window and brick sill to match existing materials.

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

**22/02903/FULL – 10 Mercers, Langton Green**

**Proposal:** Extension of garage at first floor level to form new bedroom, demolition of an existing conservatory to be replaced by kitchen with new windows and rooflights. Addition of new external materials to all of the house.

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

9. **TW Local Plan**

A response had been received from TWBC confirming that the plot in question adjacent to site 231 in Speldhurst was not designated for development.

10. **Compliance**

There were no outstanding concerns.

11. **Items for Information**

- Dates of the remaining planning committee meetings in 2022 are 14<sup>th</sup> November and 12<sup>th</sup> December, both at 7.30pm in the Council Offices.
- Cllrs Rajah and Barrington-Johnson were still to discuss the matter of the trees on The Green, Langton Green. They would come back to the committee if they thought any further action was appropriate.
- It was noted that there had not been any further communications from the developer of Burrswood Estate.

**There being nothing further to discuss, the meeting finished at 7.55pm.**

Chairman