



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

**Minutes of the Planning Committee Meeting held at 7.30pm on
Monday 14th April 2025 in the Palmer Room, Langton Green Recreation Ground**

MEMBERS PRESENT: Cllrs Cleaver (Chair), Dickens, 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**
Cllrs Tarricone (health reasons) and Curry (work commitment).
3. **Disclosure of Interests**
There were none.
4. **Declarations of Lobbying**
Cllr Norton had been lobbied regarding application 25/00756/FULL – Land to the Rear of the Black and White Shop, The Green, Groombridge.
5. **Minutes of the Planning Committee meeting held on 17th March 2025**
RESOLVED That the minutes of the Planning Committee meeting held on 17th March 2025 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**

25/00656/FULL and 25/00657/LBC – Fountain Cottage, Groombridge Hill, Groombridge

Proposal: First floor rear extension, reconfiguration and removal of internal structures, demolition of existing conservatory, addition of bay window and two rooflights.

Decision: Remain neutral, leave to Planning and Conservation Officers.

Cllr Norton was concerned regarding previous issues with an overflowing septic tank and the Assistant Clerk was asked to email the Planning Officer responsible for this application to draw the matter to their attention.

25/00613/TPO – 2 Roopers, Speldhurst

Proposal: Trees: Oak (T1) – Reduction of approx. 3m and raise crown to approx. 5m.

Decision: We support this application and would like it on record that Speldhurst Parish Council is the applicant.

25/00597/FULL – 10 Great Courtlands, Langton Green

Proposal: Demolition of the garage and conservatory. Part single storey part two-storey side, front and rear extension.

Decision: Remain neutral, leave to Planning Officer.

25/00596/FULL – Willow Tree Cottage, Franks Hollow Road, Speldhurst

Proposal: Demolition of existing conservatory; construction of single storey front and rear extensions.

Decision: Remain neutral, leave to Planning Officer.

25/00566/TPO – 6 Roopers, Speldhurst

Proposal: Trees: Oak (T1) – Reduce lowest limb by 2m.

Decision: Remain neutral, leave to Tree Officer.

25/00553/TPO – The Boundary, Langton Green

Proposal: Birch (T1) crown lift up to approx. 2.4m; Alder (T2) crown lift up to approx. 2.4m.

Decision: We support this application and would like it on record that Speldhurst Parish Council is the applicant.

25/00152/LBC – 4 Stone Cottages, Groombridge Hill, Groombridge

Proposal: Listed Building Consent (works commenced) Installation of rooflight and internal works.

Decision: This application cannot proceed to a decision because many of the questions on the application have not been answered and the information provided is very minimal.

25/00815/LBC – 4 Stone Cottages, Groombridge Hill, Groombridge

Proposal: Listed Building Consent – removal of internal wall (works carried out).

Decision: This application cannot proceed to a decision because many of the questions on the application have not been answered and the information provided is very minimal.

25/00837/TCA – Wechylstone, Langton Road, Speldhurst

Proposal: Trees in a Conservation Area Notification: Holly (T1) – Fell; 2 no. Sycamore (T2, T3) – Fell.

Decision: Remain neutral, leave to Tree Officer.

25/00756/FULL – Land to the Rear of the Black and White Shop, The Green, Groombridge

Proposal: Variation of condition 2 and removal of condition 4 of 20/02381/FULL – Amendments to fenestration and removal of obscure glass in NE elevation.

Decision: We object to this application on the basis that we think that the original condition should be upheld, and the obscured glass should remain. There is no guarantee that the fence will remain in place.

25/00723/FULL – 2 Newlands, Langton Green

Proposal: Proposed single storey rear extension and extension to front elevation dormer window.

Decision: Remain neutral, leave to Planning Officer.

25/00730/TCA – Court Lodge, Groombridge Road, Groombridge

Proposal: Trees in a Conservation Area Notification: Holly (T1) – Dismantle to approx. 5m.

Decision: Remain neutral, leave to Tree Officer.

25/00692/TPO – 44 Dornden Drive, Langton Green

Proposal: Trees: ASH – reduce height to approx. 10m.

Decision: Remain neutral, leave to Tree Officer.

25/00678/FULL – Conifers, Stonewall Park Road, Langton Green

Proposal: Garage conversion to habitable accommodation and ground floor rear elevation door alteration.

Decision: Remain neutral, leave to Planning Officer.

25/00820/FULL – 15 Upper Profit, Langton Green

Proposal: Rear and side two, part first floor and single storey extensions and porch extension.

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 12th May 2025, Palmer Room, LGVH.
- The Assistant Clerk thanked Cllr Cleaver for all his hard work chairing the planning committee for the past year. Cllr Cleaver was to remain on the committee in a part-time capacity, only attending planning meetings when there was a risk of a meeting being inquorate as he had recently joined other Speldhurst Parish Council committees.

There being nothing further to discuss, the meeting closed at 8.00pm.

Chair