



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

**Minutes of a Planning Committee Meeting held at 7.30pm on
Monday 20th June 2022 in the Palmer Room, Langton Green Village Hall, Langton Green**

MEMBERS PRESENT: Cllrs Rajah (Chairman), Barrington-Johnson, Curry, Langridge and Mrs Soyke.

OFFICERS PRESENT: Mrs K Harman – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There were three members of the public present.

1. Election of Chairman

It was **RESOLVED** that Cllr Rajah continue as Chairman of the Planning Committee.

2. Election of Vice Chairman

It was **RESOLVED** that Cllr Barrington-Johnson continue as Vice-Chairman of the Planning Committee.

3. To enquire if anyone intends to record the meeting

The Assistant Clerk advised that she was *recording* the meeting on a laptop. The recording was being made for accuracy of the minutes and would be deleted once the minutes had been signed at the July Planning Committee meeting.

4. To receive and approve apologies and reasons for absence

Apologies were received from Cllrs Norton and Rowe - both holidays.

5. Disclosures of Interests

- Cllr Mrs Soyke declared an interest in 22/01422/FULL - Manor Court Farm, Ashurst Road, as she lives in close proximity to the proposed development.
- Cllr Rajah declared an interest in application 22/01415/FULL – Willow Tree Cottage, Franks Hollow Road as he is a neighbour.
- Cllr Langridge is a member of the Tunbridge Wells and Rusthall Commons Conservators and declared an interest in relation to 22/00774/FULL – The Beacon, Tea Garden Lane, Tunbridge Wells.
- Cllr Curry said that his wife worked for Environmental Services at TWBC who would deal with any complaints regarding the Groombridge Place licence, should it be approved. It was agreed that whilst it was not necessary for him to declare an interest, the matter would be minuted.

6. Declarations of Lobbying: There were none.

7. **Minutes: RESOLVED** That the minutes of the Planning Committee meeting held on 16th May 2022 be approved as a correct record of the meeting and signed by the Chairman.
8. **Public Open Session:** There were three members of the public present.

Mr and Mrs Trevor Myles were attending to object to the premises licence application for Groombridge Place. Mr Myles said that he was representing The Old Groombridge Conservation Group and residents of Groombridge, having consulted villagers on the matter. His main objections were:

- The proposed licence is for 365 days a year which allows no let-up in the nuisance to neighbours and is not compatible with a conservation area.
- Groombridge has one of the highest number of listed buildings in the country. Listed buildings have very limited sound proofing.
- The events will bring additional traffic to the narrow country lanes in and around Groombridge.
- The level of noise from events previously held has been unacceptable and stressful for villagers. Children are kept awake at night and residents reluctant to sit out in their gardens due to the noise. It has become a health hazard.

Steve Hiscocks from Modl Group who are the developers of Manor Court Farm in Ashurst was attending to explain the changes they had made to their proposals following considerable liaison with existing neighbours of the site and TWBC. He said that the number of units had been increased from 9 to 10 however there were now more smaller two-bed units which were in demand in the parish. Their aim was to keep the development as sympathetic to the existing heritage of the site as possible.

9. **Planning Appeals**

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

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

This application had been considered at a previous meeting and a decision of “We support the council’s position that this should be a FULL planning application” had been submitted by the Assistant Clerk. The appeal would remain on the agenda until decided.

10. **Planning applications for discussion and decision:**

22/01422/FULL - Manor Court Farm, Ashurst Road, Ashurst

Proposal: Termination of camp site use. Termination of use for siting of 3 permanent residential caravans. Restoration, extension, alteration and conversion of existing buildings to form 10 no. (net increase of 7 no.) residential dwellings with associated landscaping.

Decision: Remain neutral, leave to Planning Officer.

22/00774/FULL - The Beacon, Tea Garden Lane, Tunbridge Wells

Proposal: Proposed single-storey detached building to house restored cold bath with wellness suite, two-storey guest accommodation building and two temporary 'Iglu' buildings to provide guest accommodation. Retrospective consent for amphitheatre together with associated works.

Decision: We object on the following grounds:

- a) The development of the amphitheatre without obtaining prior permission is unacceptable. For a project which will have such a severe impact on neighbours, the lack of consultation with them is worrying.
- b) The increase in traffic, in particular the impact on narrow country lanes, is a major concern.
- c) The proximity of some of the proposed buildings to existing neighbouring properties is also particularly worrying.
- d) Effects on ecology – the loss of trees and the harm to wildlife.

22/01128/LBC – Broomlands Cottage, North Broom Lane, Langton Green

Proposal: Listed Building Consent – Alterations to the North Cottage including removal of garage and internal alterations, (Proposed works to Landscaping, stables and Broomlands under application 22/01101/LBC).

Decision: Remain neutral, leave to Conservation Officer however, we are concerned about the creation of a second entrance and in particular the lack of a clear sight line from the entrance on to the lane and the removal of hedgerows.

22/01127/FULL - Broomlands Cottage, North Broom Lane, Langton Green

Proposal: Alterations to the North Cottage including removal of garage and internal alterations, (Proposed works to Landscaping, stables and Broomlands under application 22/01101/LBC).

Decision: Remain neutral, leave to Planning Officer however, we are concerned about the creation of a second entrance and in particular the lack of a clear sight line from the entrance on to the lane and the removal of hedgerows.

22/01101/LBC – Broomlands, Broom Lane, Langton Green

Proposal: Addition of outdoor swimming pool, part conversion of stables to habitable living space, creation of new second access drive, associated hard and soft landscaping, two-storey side extension to main dwelling, window and external door alterations, removal of conservatory, removal of chimneys and alterations to roof, associated internal alterations.

Decision: Remain neutral, leave to Conservation Officer however, we are concerned about the creation of a second entrance and in particular the lack of a clear sight line from the entrance on to the lane and the removal of hedgerows.

22/01100/FULL - Broomlands, Broom Lane, Langton Green

Proposal: Addition of outdoor swimming pool, part conversion of stables to habitable living space, creation of new second access drive, associated hard and soft landscaping, two-storey side extension to main dwelling, window and external door alterations, removal of conservatory, removal of chimneys and alterations to roof, associated internal alterations.

Decision: Remain neutral, leave to Planning Officer however, we are concerned about the creation of a second entrance and in particular the lack of a clear sight line from the entrance on to the lane and the removal of hedgerows.

22/01515/TPO – Oakwood House, Stonewall Park Road, Langton Green

Proposal: Trees (G1) Yew – 30% reduction to allow light onto the property. Reducing the tree will also help prevent breakages and damage in the future as it continues to grow. Laurel hedge – reduced in height by about 3 feet to allow for easy maintenance in the future.

Decision: Remain neutral, leave to Tree Officer.

22/01492/FULL – 23 Northfields, Speldhurst

Proposal: Erection of single-storey, garden room.

Decision: Remain neutral, leave to Planning Officer.

22/01478/FULL – Beaufort House, Speldhurst Road, Langton Green

Proposal: Proposed rear extension to bedroom at first floor level.

Decision: Remain neutral, leave to Planning Officer.

22/01415/FULL – Willow Tree Cottage, Franks Hollow Road, Speldhurst

Proposal: Construction of new garage.

Decision: Remain neutral, leave to Planning Officer. We would request that any approval have a stipulation that prevents conversion to a separate dwelling.

22/02114/LAPRE – Groombridge Place, Groombridge (Sevenoaks DC)

Proposal: Premises licence application.

Decision: This is a totally inappropriate application that should be rejected. If the applicant wishes to revise it, the new application should be considerably more modest. We are particularly concerned about:

- a) Noise, particularly with regard to listed buildings which are not allowed to have sound proofing and the impact on the houses in the village more generally.
- b) Increased traffic.
- c) Adverse impact on residents' health, particularly for children with the potential for use 365 days a year.

11. TW Local Plan

There was nothing to report.

11. Compliance Issues

- Little Mallett, Langton Green: there was nothing to report.
- Ashurst Place, Langton Green: there was nothing to report.

12. Items for information

There were none.

There being nothing further to discuss, the meeting finished at 8.10pm.

Chairman