



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

**Minutes of a Planning Committee Meeting held at 7.30pm on
Monday 17th July 2023 in the Parish Council Office, Langton Green Recreation Ground**

MEMBERS PRESENT: Cllrs Rowe (Chair), Tarricone (Vice-Chair), Cleaver, Curry, Dooley, Muress and Norton.

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 was recording the meeting 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 Cllrs Leach (holiday) and Davies (prior engagement).

3. Disclosures of Interests

Cllr Curry said that the lower access road into Lower Church Farm, Speldhurst abuts his land – application no. 23/01411.

4. Declarations of Lobbying

Cllr Curry had been lobbied by neighbours regarding application no. 23/01403/FULL – Rodborough, Penshurst Road, Speldhurst.

5. Minutes: RESOLVED That the minutes of the Planning Committee meeting held on 12th June 2023 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

- **21/04144/FULL – Land Adj Pax Cottage, Stockland Green Road, Speldhurst:** There was nothing to report.

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

23/01438/LAWPRO New Park Farm, Groombridge Road, Groombridge

Proposal: Lawful Development Certificate (Proposed): Erection of a home office and workshop. Erection of a three-car garage.

Decision: We still object on the basis that the application is of a size and scale that should be considered under a Full Planning application.

23/01722/TPO 22 Dornden Drive, Langton Green

Proposal: Trees: SWEET CHESTNUT (T1) - remove dead top and reduce remainder; ELM (G1) - fell; POLLARD WILLOW (G1) - reduce loading; HAZEL (G1) - remove stem; ALDER (G1) - remove spur; OAK (G1) – fell.

Decision: Remain neutral, leave to Tree Officer.

23/01686/FULL and 23/01687/LBC Manor House, Speldhurst Hill, Speldhurst

Proposal: Single Storey front extension and replacement outbuilding and Listed Building Consent.

Decision: Remain neutral, leave to Planning Officer.

23/01494/FULL The Paddocks, Etherington Hill, Speldhurst

Proposal: Single storey side extension, addition of first floor and alterations to fenestration.

Decision: Remain neutral, leave to Planning Officer.

23/01431/FULL Ashurst Manor, Fordcombe Road, Fordcombe

Proposal: Demolition of existing stable block, formation of new stable block with associated hard and soft landscaping.

Decision: Remain neutral, leave to Planning Officer.

23/01403/FULL Rodborough, Penshurst Road, Speldhurst

Proposal: Removal of conservatory and greenhouse; single storey rear extension with new steps access, new front porch with new steps access, alterations to fenestration, chimney's removal, garage replacement, reduced shed, new gated entrance and associated landscaping.

Decision: We object. There is not a sufficient arboricultural report, and it is not clear which trees will be affected by the proposal nor is there a post-development landscaping plan. We also have concerns about the front wall being altered and change to access which will drastically affect the street scene.

23/01411/FULL Lower Church Farm, Speldhurst

Proposal: Conversion of agricultural barn (C) into residential use with rear patio area. Retrospective conversion of part of existing barn (A) into residential use. Alterations to existing stables (B). Removal of outbuilding, new fence, associated landscaping.

Decision: Remain neutral, leave to Planning Officer.

23/01266/FULL Lyndhurst, Stonewall Park Road, Langton Green

Proposal: Demolition of existing conservatory, single storey rear extension and double storey front extension, fenestration, replacement of existing garden shed with a larger shed.

Decision: Remain neutral however we would like to see the Planning Officer address the potential overlooking concerns of the neighbour.

23/01207/FULL 75 The Boundary, Langton Green

Proposal: Erection of Garden Room 'Outbuilding'.

Decision: Remain neutral, leave to Planning Officer.

23/01783/TPO 8 Mercers, Langton Green

Proposal: Trees Oak (T11) – Crown raise mature oak up to main crown break. Reduce canopy of oak by 30%. Remove dangerous dead wood.

Decision: Remain neutral, leave to Tree Officer.

9. TW Local Plan

There was nothing to report.

10. Compliance Issues

There were none.

11. Items for information

- TW Agreement: Cllr Rowe explained the Agreement, which is contained within the Terms of Reference, for the benefit of new councillors. Cllr Norton asked the Assistant Clerk to update the Terms of Reference to include the most recent changes made in March 2023 in the final paragraph.
- Tunbridge Wells Borough Council Call for Sites 2023: for information only.
- Wealden Local Plan - Sustainability Appraisal/Strategic Environmental Assessment - Scoping Report Update: for information only.
- Date of next meeting Monday 14th August 2023. Cllr Tarricone gave his apologies for this meeting as he would be on holiday.
- Cllr Norton noted that a planning application should be expected for The Pig at Groombridge which is Grade 1 listed.
- Cllr Norton reported that some of the buildings on the Burrswood Estate in Groombridge were up for sale and that he was keeping an eye on any developments.
- Cllr Curry advised that a planning application for two overgrown ash trees on his land should be expected after being resubmitted following an error on the application form. It was noted that the application would most likely go to the TWBC Planning Committee for consideration which was the normal procedure for Borough Councillors.

There being nothing further to discuss, the meeting finished at 8.22pm.

Chair