



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

**Minutes of a Planning Committee Meeting held at 12.30pm on
Wednesday 12th February 2025 in the Palmer Room, Langton Green Recreation Ground**

Note the meeting started at 12.37pm due to a local road closure immediately before the start of the meeting.

MEMBERS PRESENT: Cllrs Cleaver (Chair), Curry (Vice-Chair), Dickens, Leach, 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**
Cllr Tarricone for health reasons Cllrs Davies and Littlefield due to work commitments.
3. **Disclosure of Interests**
There were none.
4. **Declarations of Lobbying**
There were none.
5. **Minutes of the Planning Committee meeting held on 15th January 2025**
RESOLVED That the minutes of the Planning Committee meeting held on 15th January 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**

25/00216/FULL – Court Lodge, Groombridge Road, Groombridge

Proposal: Extension to driveway and construction of outbuilding.

Decision: Remain neutral, leave to Planning Officer. The road below Court Lodge (Bird in Hand Street/Groombridge Road) suffers from extreme water run-off and it is therefore imperative that this problem is considered as part of this application in consultation with the relevant authorities.

25/00172/FULL – The Old School House, Ashurst Road, Ashurst

Proposal: Erection of a garden outbuilding.

Decision: Remain neutral, leave to Planning Officer.

25/00159/TPO – 6 Roopers, Speldhurst

Proposal: Trees: Ash (T1) – Fell.

Decision: Remain neutral, leave to Tree Officer.

25/00124/TCA – 2 Churchyard Cottages, Barden Road, Speldhurst

Proposal: Trees in a Conservation Area Notification: Leyland Cypress x 8 (G1) – reduce by 6-8 meters.

Decision: Remain neutral, leave to Tree Officer.

25/00046/FULL – 24 Salisbury Road, Langton Green

Proposal: Partial demolition of existing rear extension; addition of new single storey rear extension; changes to fenestration.

Decision: Remain neutral, leave to Planning Officer. We note the high-quality of this submission.

24/03255/FULL – 19 Holmewood Ridge, Langton Green

Proposal: Erection of a single-storey side extension; erection of dormer to rear roof; erection of garage and installation of 1 no. new rooflight in the side extension roof.

Decision: Remain neutral, leave to Planning Officer.

24/02615/TPO – 43 Holmewood Ridge, Langton Green

Proposal: Trees: 13 No. Cypress, 2 No. Scots Pine and 1 No. Beech (G2-G13) – reduction to 15m; 5 No. Sycamore (G4-G5) – reduction to 15m.

Decision: Remain neutral, leave to Tree 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 17th March 2025, Palmer Room, LGVH. Cllr Norton gave his apologies for this meeting.
- Groombridge Place planning application, report by Cllr Norton: Concerns had been raised regarding the feedback from the Tunbridge Wells Borough Council (TWBC) Conservation Officer on The Pig's proposals for the site and it was hoped that agreement could be reached between the parties involved to ensure that the development proceeds. Borough Cllr Sankey had written to the Conservation Officer expressing these concerns and outlining how disastrous it would be for the parish if

The Pig withdrew from the project. It was agreed that Cllr Norton would draft a letter to be sent to the Conservation Officer from Cllr Curry as Speldhurst Parish Council (SPC) Chair and Cllr Cleaver as Planning Committee Chair expressing the concerns on behalf of the parish.

- Burrswood, Groombridge, update by Cllr Norton: A meeting was being held in February between the owner of Burrswood and the TWBC planners. Cllr Norton had been led to believe that once the proposals had been firmed up, the owner would be in a position to talk to residents regarding his plans.
- LGCSA's planning application for a 3G pitch: Cllr Leach asked if the new Chair of Langton Green Community Sports Association (LGCSA) had been made aware of SPC's advice to the previous Chair regarding submitting a successful planning application. Cllr Curry advised that he would be meeting with Mr Ponsford in the coming week and would take a hard-copy of the letter to make sure he was kept up to date.
- Cllr Cleaver asked for feedback from members on their preference for timing of planning committee meetings as this was the first meeting of the planning committee to be held during the daytime. Those present said they preferred daytime meetings however it was acknowledged that they do not work for those members who work during the daytime. It was agreed that going forward, the timing of meeting would be varied from month to month to suit everyone however an evening meeting would always be held if there was a large or contentious application on the agenda.

There being nothing further to discuss, the meeting closed at 1.10pm.

Chair