



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

MINUTES OF A PLANNING COMMITTEE MEETING

held at 7.30pm on Monday 21st September 2026
in the Parish Office, Langton Green Village Hall

MEMBERS PRESENT: Cllrs Curry (Chair), Norton (Vice-Chair), Bains, Cleaver, Farley and Leach.

OFFICERS PRESENT: S Neve – Deputy Clerk (Minutes) and A Dry – Administration and Communications Officer.

MEMBERS OF THE PUBLIC PRESENT: There were none.

1. TO ENQUIRE IF ANYONE PRESENT INTENDS TO FILM, PHOTOGRAPH AND/OR RECORD THE MEETING

The Deputy Clerk 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 the meetings policy.

2. TO RECEIVE AND APPROVE APOLOGIES AND REASONS FOR ABSENCE

Apologies were received and approved for Cllr Dickens (work commitments), Cllr Littlefield (work commitments) and Cllr Butcher.

3. DISCLOSURE OF INTERESTS

There were none.

4. DECLARATIONS OF LOBBYING.

Cllr Norton declared lobbying regarding the Burrswood Estate development.

5. MINUTES OF THE PLANNING COMMITTEE MEETINGS HELD ON 13th JULY 2026 RESOLVED

It was **RESOLVED** that the minutes of the Planning Committee Meeting held on the 13th July 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

There were none.

**8. PLANNING APPLICATIONS FOR CONSIDERATION
26/01895/FULL – Westcourt, Ferbies, Speldhurst**

Proposal: Replacement dwelling.

Decision: Remain neutral, defer to planning officer.

26/01899/TPO – 1 Upper Stephens, Langton Green

Proposal: TPO, Lime (T1) reduce upper canopy by 4/5m, reduce spread by 2/2.5m.

Decision: Remain neutral, defer to Tree Officer.

26/01780/TPO – 8 Newlands, Langton Green

Proposal: TPO, Pine (T1) remove 3 lowest branches, Sycamore (T2) remove 2 lowest branches.

Decision: Remain neutral, defer to Tree Officer.

26/01941/TPO – 9 Dornden Drive, Langton Green

Proposal: TPO, Sycamore x4 (T7 8 9 & 11) & Oak (T10), prune overhang back to boundary.

Decision: The committee raised no objection to the proposed works provided they are limited to pruning back to the boundary and defer to the Planning Officer. However, should the application involve the removal of any trees, Councillors noted that the accompanying plan documentation appears to be out of date and requested that updated plans be submitted for consideration.

26/01926/FULL – Herons Oast Stables, Speldhurst Road, Langton Green

Proposal: Erection of a stable block and associated access track.

Decision: We have no objection to these stables, subject to normal highways considerations on visibility splays, etc. We would request a condition is implemented to ensure this structure is kept ancillary to the main accommodation on the land rather than becoming an independent structure.

26/02008/FULL – 2 Pleasant View, Barden Road, Speldhurst

Proposal: Rear dormer window.

Decision: Remain neutral, defer to Planning Officer.

9. COMPLIANCE ISSUES

There were none.

10. ITEMS FOR INFORMATION

- Cllr Norton provided an update following his attendance at the Burrswood public open day. He advised of concerns raised by residents of Old Groombridge primarily related to the potential impact on traffic, including construction traffic during the development phase. Other Groombridge residents expressed a range of views regarding the proposal, particularly in relation to the overall scale. It was noted that any further information received would be circulated to Councillors as and when it became available.
- Cllr Bains reported activity in an area on the boundary between Speldhurst Parish and Rusthall Parish. The Deputy Clerk was requested to liaise with Rusthall Parish Council as appropriate.
- Date of the next Planning Committee meeting: October 19th 2026, Parish Office, LGVH at 7:30pm
- Cllr Curry advised that the Parish Council's informal Guide to Planning would be reviewed and updated.

There being nothing further to discuss, the meeting closed at 8:17pm

Chair