



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

**Minutes of a Planning Committee Meeting held at 7.30pm on
Monday 9th December 2024 in the Palmer Room, Langton Green Recreation Ground**

MEMBERS PRESENT: Cllrs Cleaver (Chair), Curry (Vice-Chair), Davies, 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**
Cllr Tarricone for health reasons and Cllr Dickens due to family commitments.
3. **Disclosure of Interests**
Cllr Leach advised that 14 Dornden Drive is her home and she is the applicant for 24/02874.
4. **Declarations of Lobbying**
There were none.
5. **Minutes of the Planning Committee meeting held on 11th November 2024**
RESOLVED That the minutes of the Planning Committee meeting held on 11th November 2024 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.
Millford House, Penshurst Road, Speldhurst.
High View, Langton Road, Langton Green.
The Beacon Hotel, Tunbridge Wells.

8. **Planning Applications for consideration**

24/03016/TCA – 11 Upton Quarry, Langton Green

Proposal: Trees in a Conservation Area Notification: Oak – Remove.

Decision: Remain neutral, leave to Tree Officer.

24/03018/TCA – The Old Butchers, Bird in Hand Street, Groombridge

Proposal: Trees in a Conservation Area Notification: Ash – Fell; 2 No. Yew Trees – Pollard by 30-50%, Sycamore – pollard by 30-50%.

Decision: Although it's a matter for the Tree Officer, we would like to see more information about the Ash tree and the reasons for felling.

24/02874/FULL - 14 Dornden Drive, Langton Green

Proposal: Rear extensions, replacement of tile hanging with render relocation of entrance porch, and conversion of garage.

Decision: Remain neutral, leave to Planning Officer. Please note that the applicant is a Speldhurst Parish Council Councillor.

24/02853/FULL – 14 Holmewood Ridge, Langton Green

Proposal: Retrospective installation of 92 solar panels in the garden.

Decision: Remain neutral, leave to Planning Officer.

24/02831/FULL – Sherwood, Furzefield Avenue, Speldhurst

Proposal: Single storey infill to rear of existing dwelling and raised access steps to rear garden.

Decision: Remain neutral, leave to Planning Officer.

24/02832/TPO – 15 Roopers, Speldhurst

Proposal: Trees: 5 No. Fir (G3) – reduce height by 25%; Fir (T26) – Reduce height by 25%, Fir (T27) – Reduce by 25%.

Decision: Remain neutral, leave to Tree Officer.

24/02835/TCA Burrswood Lodge, Bird in Hand Street, Groombridge

Proposal: Trees in a Conservation Area Notification: 2 No. Yew, 3 No. Conifers, 1 No. Sycamore and several dead trees of Unknown Species – Fell.

Decision: Remain neutral, leave to Tree Officer. The application has insufficient supporting detail for example the number and type of trees. We are surprised this application passed the technical validation.

24/02804/FULL – Long Acre, Ferbies, Speldhurst

Proposal: Two-Storey extension, conservatory and garage conversion with additional changes to fenestration.

Decision: Remain neutral, leave to Planning Officer.

24/02795/LBC - Burrswood Lodge, Bird in Hand Street, Groombridge

Proposal: Listed Building Consent – Repair of exterior walls and chimney, Conversion of garage, replacement roof tiles, removal of dormer windows, extension of room, replacement of internal doors and windows and flat roof, erection of porch and internal alterations within kitchen, shower room, hallway, garage and bedroom.

Decision: We support this application but highlight the potential removal of the dormer windows to the Heritage Officer to whom we defer.

24/02794/FULL – Burrswood Lodge, Bird in Hand Street, Groombridge

Proposal: Repair of exterior walls and chimney, Conversion of garage, replacement roof tiles, removal of dormer windows, extension of room, replacement of internal doors and windows and flat roof, erection of porch and internal alterations within kitchen, shower room, hallway, garage and bedroom.

Decision: We support this application but highlight the potential removal of the dormer windows to the Heritage Officer to whom we defer.

24/02789/FULL – 43 Holmewood Ridge, Langton Green

Proposal: Erection of single-storey garden building.

Decision: Remain neutral, leave to Planning Officer.

24/02790/FULL – Tamerton House, Furzefield Avenue, Speldhurst

Proposal: Erection of a garden Room.

Decision: Remain neutral, leave to Planning Officer. We would like to make sure that there is no impact on the historic woodland.

24/02763/FULL – Finchcocks Manor, Fordcombe Road, Fordcombe

Proposal: Creation of new sand school and association ecological improvements.

Decision: Remain neutral, leave to Planning Officer.

24/02684/FULL – Perugia, Ewehurst Lane, Speldhurst

Proposal: Creation of detached single storey annexe building to replace existing outbuildings and double garage.

Decision: We remain neutral and leave to Planning Officer however would request a condition is put in place on any permissions that the annexe remains deferential to the main property.

24/01631/LBC – 7 The Walks, The Green, Groombridge

Proposal: Listed Building Consent – Proposed installation of wood burner and creation of en-suite (works commenced).

Decision: Remain neutral, leave to Conservation Officer.

9. **Compliance Issues**

- 17a Holmewood Ridge: unauthorised boundary extension into nearby AONB.

10. **Items for information**

- Cllr Curry advised that LGCSA are intending to resubmit their application for a 3G pitch with some technical changes. SPC would consider the new application in due course, when consulted by Tunbridge Wells Borough Council.
- Date of next Planning Committee meeting: WEDNESDAY 15th January 2025, Palmer Room, LGVH. Cllrs Curry and Leach gave apologies.

There being nothing further to discuss, the meeting closed at 8.15 pm.

Chair