



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

**Minutes of a Planning Committee Meeting held at 7.30pm on  
Monday 14<sup>th</sup> August 2023 in the Palmer Room, Langton Green Recreation Ground**

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**MEMBERS PRESENT:** Cllrs Rowe (Chair), Cleaver, Curry, Davies, Dooley, Leach, Muress and Norton.

**OFFICERS PRESENT:** Mrs K Harman – Assistant Clerk.

**MEMBERS OF THE PUBLIC PRESENT:** There were eleven 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 Cllr Tarricone who was on holiday.

**3. Disclosures of Interests**

There were none.

**4. Declarations of Lobbying**

Cllr Curry had been lobbied by residents regarding 23/01956/FULL – Myra, Furzefield Avenue, Speldhurst.

**5. Minutes: RESOLVED** That the minutes of the Planning Committee meeting held on 17<sup>th</sup> July 2023 be approved as a correct record of the meeting and signed by the Chair.

**6. Public Open Session:**

Cornelia and Peter Colman spoke first objecting to 23/01956/FULL – Myra, Furzefield Avenue, Speldhurst. They live in the property next to the proposed development site and their main points of objection were:

- The proposed three-storey development for the rear garden is imposing and not in keeping with the existing street scene.
- Concerns regarding capacity of the existing drainage system to service an additional dwelling.
- Ancient woodland at the end of the gardens unable to absorb additional water run-off, particularly following the recent felling of approximately 20 trees by the developer.
- Concerns of a precedent being set for the remaining neighbouring bungalows.
- Further increase in traffic on what used to be a quiet, rural, residential avenue.
- The new rear development appears to have been shoe-horned in, resulting in two long thin houses with minimal space to act as a buffer for sound and privacy between the existing residents and the new plots.
- Concerns regarding the width of the new driveway and whether it is adequate for service and emergency vehicles.

Peter Howard and Pat McMaster were attending to object to 23/02017/FULL – 19 Salisbury Road, Langton Green. Their main points of objection were:

- The proposed development would represent a drastic overdevelopment of the site with an overbearing property out of keeping with the existing street scene.
- Inadequate parking provision on a road which already has a lack of parking.
- Severe impact on privacy and overlooking with direct sightlines into the property behind 19 Salisbury Road.

Roy Wheeler was attending as spokesperson along with five other residents objecting to 23/01919/FULL – Broomlands, Broom Lane, Langton Green. The main concerns raised were:

- They believe the proposals are in breach of an existing restrictive covenant on the land.
- The proposals fail to enhance or preserve the Area of Outstanding Natural Beauty (AONB) and set a dangerous precedent for other areas to be developed in a similar way.
- The visibility of the panels has been understated in the application from the well-used footpaths and bridlepath and the five adjacent properties who would all have the panels within their direct sightline. The applicant has however been careful to ensure the panels would be screened from the buildings on the Broomlands estate.
- Questions over the level of energy generation stated in the application. It is believed the 68 panels proposed will generate far in excess of the estate's projected needs.
- The plans submitted are incomplete because they omit the Holmewood Ridge houses which calls into question the validity of the application.

7. **Planning Appeals**

**21/04144/FULL – Land Adj Pax Cottage, Stockland Green Road, Speldhurst:** Appeal dismissed.

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

**23/01949/FULL – Manor Court Farm, Ashurst Road, Ashurst**

**Proposal:** Variation of Condition 2 of Planning Permission 23/00636/FULL - Replace approved drawings to plot 1, Addition of chimney, Minor changes to fenestration, Internal layout and building orientation, Western element extended by additional 900mm.

**Decision:** Remain neutral, leave to Planning Officer.

**23/01817/FULL – Beech Hanger, Groombridge Road, Groombridge**

**Proposal:** Demolition of three existing outbuildings, erection of new detached dwelling.

**Decision:** Remain neutral, leave to Planning Officer.

**23/01919/FULL – Broomlands, Broom Lane, Langton Green**

**Proposal:** Addition of field mounted solar panels to support the Broomlands Estate.

**Decision:** We object on the basis of the positioning, particularly as the site appears to have been selected to reduce visibility from the property but without any due consideration to neighbouring properties. We are concerned with the detrimental impact on the AONB and Greenbelt. The application states incorrectly that the panels will not be visible when in fact they are clearly visible from a public bridleway and public footpaths in the area and neighbouring properties.

In line with the Tunbridge Wells Agreement, we request that should the Planning Officer make a decision on this application, which is at variance with our recommendation, the Planning Officer notifies Speldhurst Parish Council (SPC) of its views and provides a period of three working days for SPC to respond before determination.

**23/01938/FULL – Orchard House, Broom Lane, Langton Green**

**Proposal:** Erection of Summerhouse in rear garden.

**Decision:** Remain neutral, leave to Planning Officer.

**23/02017/FULL – 19 Salisbury Road, Langton Green**

**Proposal:** Erection of single storey and two storey rear extension with new roof, rear dormer and front porch.

**Decision:** We object to this application. Whilst we were neutral to the original application, we are now better informed as to the extent of this development and object on the basis of the roof height being significantly out of keeping with neighbouring properties and the loss of privacy through overlooking and loss of light that will occur. We regard this as overdevelopment on a restricted site. In line with the Tunbridge Wells Agreement, we request that should the Planning Officer make a decision on this application, which is at variance with our recommendation, the Planning Officer notifies Speldhurst Parish Council (SPC) of its views and provides a period of three working days for SPC to respond before determination.

**23/01547/FULL – 1 Speeds Farm Place, Langton Green**

**Proposal:** Change of use of unallocated/agricultural land to residential use.

**Decision:** We object as this is encroachment into Area of Outstanding Natural Beauty (AONB) and Greenbelt. If the Planning Officer is minded to approve this application, we would ask that there is a restriction placed to stop any residential development.

**23/01815/FULL – 30 Holmewood Ridge, Langton Green**

**Proposal:** Two storey front, side and rear extension, first floor side extension, conservatory at rear, replacement roof, construction of pent roof over garage, rendered exterior finish, amendments to TW/10/00077/HOUSE.

**Decision:** Remain neutral, leave to Planning Officer.

**23/02062/FULL – 30 Holmewood Ridge, Langton Green**

**Proposal:** Erection of detached garage.

**Decision:** Remain neutral, leave to Planning Officer.

**23/01963/FULL – Kiftsgate, Speldhurst Road, Langton Green**

**Proposal:** Demolition of conservatory and alterations to windows.

**Decision:** Remain neutral, leave to Planning Officer.

**23/02006/TPO – Tree Tops, Stonewall Park Road, Langton Green**

**Proposal:** Trees: ASH (1-5) - Fell all five trees to ground level; SYCAMORE (6) - Reduce by a third, approximately 6 metres; HAZEL & BEECH (7) - Reinstate as hedge to height of 6 foot, approximately 5 metre reduction ADDRESS: Tunbridge Wells, Kent, TN3 0HD

**Decision:** Remain neutral, leave to Tree Officer.

**23/02089/TPO – 20 The Boundary, Langton Green**

**Proposal:** Trees: OAK (T1) – reduce canopy 2m.

**Decision:** Remain neutral, leave to Tree Officer.

**23/01843/FULL – Smallbrook Fields, Lower Green Road, Speldhurst**

**Proposal:** Conversion of existing barn to a three-bedroom dwelling including provision of utility room/gym and home office outbuildings (alternative proposal to extant permission 21/00366/FULL).

**Decision:** Remain neutral, leave to Planning Officer.

**23/02026/FULL – 1 Littleworth Cottages, Etherington Hill, Speldhurst**

**Proposal:** Proposed car parking space.

**Decision:** Remain neutral, leave to Planning Officer.

**23/02027/FULL – 1 Littleworth Cottages, Etherington Hill, Speldhurst**

**Proposal:** First floor extension over existing garage and utility room.

**Decision:** Remain neutral, leave to Planning Officer.

**23/01276/LBC – The Cottage, Speldhurst Hill, Speldhurst**

**Proposal:** Listed Building Consent – Repair of metal framed windows in dining and living rooms.

**Decision:** Remain neutral, leave to Conservation Officer.

**23/01956/FULL – Myra, Furzefield Avenue, Speldhurst**

**Proposal:** Demolition of existing dwelling, erection of one replacement dwelling and one new dwelling within the garden.

**Decision:** We object on the basis that it is overdevelopment of site, loss of privacy to the neighbouring properties, concerns with vehicle access to and in particular emergency vehicles to the second property and lack of suitable parking provision.

In line with the Tunbridge Wells Agreement, we request that should the Planning Officer make a decision on this application, which is at variance with our recommendation, the Planning Officer notifies Speldhurst Parish Council (SPC) of its views and provides a period of three working days for SPC to respond before determination.

9. **TW Local Plan**

There was nothing to report.

10. **Compliance Issues**

The Assistant Clerk had been contacted by a resident regarding a possible dog-exercising business being run on Danemore Farm. An enquiry had been lodged with the Tunbridge Wells Borough Council (TWBC) Enforcement Team who would investigate the matter.

11. **Items for information**

- Dates of next meetings: Monday 18<sup>th</sup> September and 16<sup>th</sup> October 2023. Possible apologies which would be confirmed nearer the time from Cllrs Rowe and Dooley. Cllr Norton gave apologies for the 18<sup>th</sup> September meeting as he would be on holiday.
- The Assistant Clerk would send the new planning committee councillors' email to Cllr Davies.

**There being nothing further to discuss, the meeting finished at 9.08pm.**

Chair