



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

Minutes of a Planning Committee Meeting held at 7.30pm on

Monday 17th July 2025 in the Palmer Room, Langton Green Recreation Ground

MEMBERS PRESENT: Cllrs Curry (Chair), Cleaver, Leach, Norton and Tarricone.

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**
3. **Disclosure of Interests**
Cllr Norton advised that the application for Somerden 25/01300/TCA is from his wife.
4. **Declarations of Lobbying**
5. **Minutes of the Planning Committee meeting held on 16th June 2025**
RESOLVED that the minutes of the Planning Committee meeting held on 16th June 2025 be approved as a correct record of the meeting and signed by the Chair.
6. **Public Open Session**
There were none.
7. **Planning Appeals**
The Beacon Hotel, Tunbridge Wells – still undecided.
8. **Planning Applications for consideration**

25/01458/FULL – 6 Great Courtlands, Langton Green

Proposal: Part single storey, first floor and two storey rear extensions; rendering of existing house; inclusion of approved rear extension with new porch and change of material to rear first floor extension.

Decision: Remain neutral, defer to Planning Officer.

25/01099/TPO – 32 Newlands, Langton Green

Proposal: TREES: 2 no. ASH – Prune new growth back to 2m; reduce crown by 15-20ft; crown lift to 15ft.

Decision: Remain neutral, defer to Tree Officer.

25/01311/FULL – Fontwell, Ferbies, Speldhurst

Proposal: Proposed front porch, alterations to front elevation and replacement cladding. 3 no. roof extensions to rear with cladded lower sections; renewal of flat roof and introduction of balcony; new and proposed solar panels; internal alterations.

Decision: Remain neutral, defer to Planning Officer.

25/00889/TPO – Keibara House, Stonewall Park Road, Langton Green (Amended)

Proposal: Cypress – Fell.

Decision: For information only.

25/00389/FULL – Court Lodge, Groombridge Road, Groombridge

Proposal: Submission of details in relation to condition 3 (external materials).

Decision: We appreciate the choice of materials selected in this submission which appear to be appropriate and of high quality, from local sources. We support this application.

9. **Compliance Issues**

There were none.

10. **Items for information**

- Wealden District Council – Draft Statement of Community Involvement (SCI) Consultation was circulated. No action necessary.
- It was noted that /TCA and /COUNTY applications did not need to go on the agenda because the parish council was not being consulted.
- Date of next Planning Committee meeting: Monday 15th September 2025, Palmer Room, LGVH. There is no August meeting.
- Following recent contact with The Pig, Cllr Norton provided an update on the situation at Groombridge Place. The Pig expressed gratitude to the Parish Council for its continued support and confirmed that they are still in the process of redesigning the complex site. Discussions with their investors are ongoing.
Members raised concerns about the potential impact should The Pig ultimately decide not to proceed with the development. It was noted that such a decision could have serious consequences for the site itself, as well as for the wider village and parish. Members expressed hope that Tunbridge Wells Borough Council (TWBC) will support the project and enable it to move forward.

There being nothing further to discuss, the meeting closed at 7.44 pm.

Chair