



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

DRAFT MINUTES OF A PLANNING COMMITTEE MEETING

held at 7.00pm on Monday 16th February 2026
in the Parish Office, Langton Green Recreation Ground

MEMBERS PRESENT: Cllrs Curry (Chair) Norton (Vice-Chair), Dickens, Farley and Leach (7.05pm), Littlefield and Tarricone (7.25pm).

OFFICERS PRESENT: H Chater – Clerk (minutes) and S Neve Deputy Clerk.

MEMBERS OF THE PUBLIC PRESENT:

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 had been received from Cllr Dickens (family commitments), Cllr Cleaver (illness).

3. DISCLOSURE OF INTERESTS

Cllr Norton declared an interest in application **26/00110/TCA – Somerden, Groombridge Hill, Groombridge** and took no part in the discussion or voting on this item.

4. DECLARATIONS OF LOBBYING

There were none.

5. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 19th JANUARY 2026

RESOLVED that the minutes of the Planning Committee meeting held on 19th January 2026 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

26/00088/LBC Smallbrook Cottage , Lower Green Road, Speldhurst.

Proposal: Listed Building Consent - Replace vertical, loading bearing timber on North West corner of dwelling.

Decision: We're pleased to see this Grade II listed property being kept in good condition and agree with the comments from the Conservation Officer.

26/00087/Full Foxgrove, Stonewall Park Road, Langton Green.

Proposal: Single-storey rear extension; alterations to fenestration & external materials.

Decision: This extension looks in keeping with the area. Remain neutral, defer to Planning Officer.

26/00142/FULL Ingleside, Ferbies, Speldhurst.

Proposal: Variation of Condition 2 of Planning Permission 25/01292/FULL - Addition of canopy with fenestration changes to Plot 2; Single car barns to Plots 3 & 4.

Decision: Remain neutral defer to Planning Officer.

26/00100/FULL - 17 Barden Road, Speldhurst.

Proposal: Garden room.

Decision: Appears in plans to be at/below existing fence line, and similar garden rooms are common in the village. Remain neutral, defer to Planning Officer.

26/00092/FULL - Lake Cottage, Lower Green Road, Speldhurst.

Proposal: Addition of first floor to garage to create ancillary living accommodation, with associated alterations to external fenestration.

Decision: Assuming the roofline is deferential to the main building, we see no issue with this proposal. We would request a condition indicating that this accommodation must remain ancillary to the existing property. Remain neutral, defer to Planning Officer.

26/00184/TPO - Paveys Speldhurst Road Langton Green

Proposal: TREES: Thuja (T4) - Fell; Sycamore (T12) - Reduce canopy by 2-3m; Ash (T13) - Reduce height by 6m; Oak (T15) - Reduce dying parts to sound growth; Common Beech (T25) - Reduce overall canopy by 3m; Oak (T33) - Cleanout deadwood; Oak (T34) - Reduce to tall monolith; Oak (T37) - Reduce lowest limb by 50%; Oak (T39) - Clean out deadwood;

Decision: Remain neutral, defer to Tree Officer.

26/00110/TCA – Somerden, Groombridge Hill, Groombridge

Proposal: Trees in Conservation area notification: Laurel Hedge (T1-4) – Reduce height to 2.5m.

Decision: Remain neutral, defer to Tree Officer.

26/00191/LBC – 2 The Walks, The Green, Groombridge

Proposal: Listed Building Consent – New Garden access steps with part demolition of existing wall.

Decision: This application looks well considered, seeking to protect the heritage nature of the buildings. Speldhurst Parish Council supports this application.

9. COMPLIANCE ISSUES

There were none.

10. ITEMS FOR INFORMATION

- **Date of next Planning Committee meeting.**
16th March 2026, Palmer Room, Langton Green Village Hall at 7.30pm

There being nothing further to discuss, the meeting closed at 7.28pm

Chair