



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

**Minutes of a Planning Committee Meeting held at 7.30pm on
Monday 12th May 2025 in the Palmer Room, Langton Green Recreation Ground**

MEMBERS PRESENT: Cllrs Curry, Dickens, Leach, Littlefield and Norton.

OFFICERS PRESENT: Mrs K Harman – Assistant Clerk (AC).

MEMBERS OF THE PUBLIC PRESENT: There were two members of the public present.

1. **Election of Chair**
RESOLVED that Cllr Curry be Chair of the Planning Committee.
2. **Election of Vice-Chair**
RESOLVED that Cllr Norton be Vice-Chair of the Planning Committee.
3. **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.
4. **To receive and approve apologies and reasons for absence**
Cllrs Tarricone (health reasons) and Cleaver (holiday).
5. **Disclosure of Interests**
There were none.
6. **Declarations of Lobbying**
There were none.
7. **Minutes of the Planning Committee meeting held on 14th April 2025**
RESOLVED that the minutes of the Planning Committee meeting held on 14th April 2025 be approved as a correct record of the meeting and signed by the Chair.
8. **Public Open Session**
There were two members of the public present to discuss application 25/00917/FULL for Ashurst Place: Aidan Webb – local resident and Director of Spider Projects and Mike Salter of PMMR Developments Ltd.

Mr Webb explained that after some initial problems with ecology, the project was now slowly under way. Spider Projects came on board six months ago and after carrying out a review, further recommendations have been made to improve health and safety aspects of the building which he explained should take precedence. Ashurst Place is not Listed but a Non-Designated Heritage Asset.

9. **Planning Appeals** – For information only, no updates had been received.

Millford House, Penshurst Road, Speldhurst.

High View, Langton Road, Langton Green.

The Beacon Hotel, Tunbridge Wells.

10. **Planning Applications for consideration**

25/00917/FULL – Ashurst Place, Lampington Row, Langton Green

Proposal: Variation of Condition 2 of Planning Permission 21/02886/FULL - changes to internal layout; alterations to fenestration on north, west and south elevations; vertical metal railings added to terrace parapet on north elevation; reconfiguration of glazed roof lantern and addition of rooflight.

Design: Remain neutral: Having reviewed the plans in detail, we have no concerns with the changes proposed to the existing consent.

25/01064/TPO – Land at Broom Park, Broom Park, Langton Green

Proposal: TREES: LEYLANDII (T1) - Remove snapped out limb; 2no. LEYLANDI (G2) - Fell to ground level; LEYLANDI (T3) - Reduce height by 12m; LAWSON (T4) - Fell to a 3m stick and leave as standing deadwood; FIR (T5) - Dismantle entire tree to near ground level.

Decision: We appreciate the photos provided in this application and offer no comments, defer to the Tree Officer.

25/00919/FULL – Rivendell, Claytons Lane, Ashurst

Proposal: Timber orangery to replace existing structure.

Decision: Support: This looks to be a visual amenity upgrade to the existing and we support this application. We appreciate the quality of the application and supporting materials.

25/00824/FULL – Perugia, Ewehurst Lane, Speldhurst

Proposal: Erection of detached single storey annexe building to replace existing.

Decision: Remain neutral: We are content with the reduction in scale compared to the prior application and are pleased to see a high-quality application.

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

Proposal: Trees: Cypress – FELL.

Decision: Oppose: There is no accompanying information to support this felling of a protected tree. A single sentence without attribution is not suitable information to support. We would propose that a reduction to the canopy would be more appropriate. If granted, we request a replacement tree be planted in lieu of this TPO protected tree being removed.

25/00846/FULL – Long Acre, Ferbies, Speldhurst

Proposal: Variation of Condition 2 of Planning Permission 24/02804/FULL- (Changes to front elevation fenestration to two-storey extension).

Decision: Support: We consider these alterations to the approved plans to provide better visual amenity.

25/00521/FULL – Silcocks Farm, Poundsbridge Lane, Fordcombe

Proposal: Alterations to existing access.

Decision: Remain neutral: This is largely a Kent County Council Highways decision who have already reviewed the case. As long as the visibility splays remain safe, we have no comment.

9. **Compliance Issues**

- 17a Holmewood Ridge: unauthorised boundary extension into nearby Area of Outstanding Natural Beauty (AONB).
No further updates had been received.

10. **Items for information**

- Date of next Planning Committee meeting: Monday 16th June 2025, Palmer Room, LGVH. Cllr Norton to confirm his attendance.
- Cllr Leach had been advised that Site 231 in Speldhurst had been changed from a Greenfield to a Brownfield site however this information had not been confirmed.

There being nothing further to discuss, the meeting closed at 8.05pm.

Chair