



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

NOTICE IS HEREBY GIVEN THAT:

**A meeting of the PLANNING COMMITTEE will be held on Monday 16th June 2025
at 7.30pm in The Palmer Room, Langton Green Village Hall**

A G E N D A

No decisions will be taken by the Parish Council on any item not on this Agenda

1. **To enquire if anyone present intends to film, photograph and/or record the meeting**
2. **To receive and approve apologies and reasons for absence**
3. **Disclosure of Interests**
To receive disclosure of members' pecuniary or other significant interests, in respect of items on this Agenda in accordance with the Kent Members' Code of Conduct as agreed and accepted by the Parish Council on 6th August 2012. Members must explain the nature of the interest at the commencement of the agenda item, or when the interest becomes apparent.
4. **Declarations of Lobbying**
5. **Minutes of the Planning Committee meetings held on 12th May 2025** – to resolve that the minutes of the meetings, previously forwarded to Members, be confirmed as a correct record and signed by the Chairman.
6. **Public Open Session** – the meeting will be adjourned to give members of the public an opportunity to raise with the Committee any items of interest or concern. If members of the public are attending regarding a specific planning application on this agenda the Committee Chairman may bring this application forward under item 8 below. **Members of the public are NOT permitted to participate in the meeting after this agenda item without prior invitation from the Chairman. Anyone is welcome to stay for the entire meeting and observe but cannot take part. The public open sessions may be limited to a time to be determined.**
7. **Planning appeals**
 - Millford House, Penshurst Road, Speldhurst
 - High View, Langton Road, Langton Green
 - The Beacon Hotel, Tunbridge Wells

8. Planning Applications for consideration

25/01292/FULL – Ingleside, Ferbies, Speldhurst

Proposal: Erection of 4 no. detached dwellings with associated car barns, new access and landscaping, following demolition of existing dwelling and outbuildings.

25/01262/TCA – Court Lodge, Groombridge Road, Groombridge

Proposal: Trees in a Conservation Area Notification: 2no. Oak (T1 &T2) – reduce crown by 2-3m height & width; Ash (T3) – fell.

25/01224/FULL – Pokehill Farm, South Farm Lane, Langton Green

Proposal: (Self-Build) Change of use of former stable to 2 x residential units with small extension.

25/001179/FULL – Manor Court Farm, Ashurst Road, Ashurst

Proposal: Variation of Condition 2 of Planning Permission 23/01949/FULL – addition of orangery on plot 5.

25/00995/FULL – Manor Court Farm, Ashurst Road, Ashurst

Proposal: New access serving farm, with new section of farm track to link access with existing farm track.

25/01171/TPO – Little Court Nursing Home, 26 Roopers, Speldhurst

Proposal: TREES: MAPLE (T1) - Reduction by 30%; MAPLE (T2) - Reduction by 30%; BEECH (T3) - Reduction by 30%; MAPLE(T4) - Reduction by 30%; BIRCH (T5) - Reduction by 40%; FALSE ACACIA (T6) - Reduction by 30%; DAWN (T7) - Reduction by 30%

25/01070/FULL – Speldhurst Bank, Barden Road, Speldhurst

Proposal: Single storey extension and replace gable to hip roof on the single storey southern extension.

25/01053/FULL – 1 Widbury, Langton Green

Proposal: Dormer window to rear elevation and 4 no. rooflight windows to front elevation.

25/00905/FULL – 1 The Old Dairy, Barden Road, Speldhurst

Proposal: Replace kitchen windows with black bi-fold doors.

25/00936/FULL – Maplefield, Ewehurst Lane, Speldhurst

Proposal: Retrospective outbuilding and proposed outbuilding link.

9. Planning Committee Terms of Reference Review

10. Compliance Issues

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

11. Items for information

- Date of next Planning Committee meeting: Monday 14th July 2025, Palmer Room, LGVH.
- Planning training for Councillors.
- To consider using the July planning committee meeting as a training opportunity for chairing Full Council meetings.

Katie Neve, Parish Council Clerk

9th June 2025