



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

**Minutes of a Planning Committee Meeting held at 7.30pm on  
Monday 18<sup>th</sup> September 2023 in the Palmer Room, Langton Green Recreation Ground**

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

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

**MEMBERS OF THE PUBLIC PRESENT:** There were no 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 Cllrs Dooley (prior engagement), Norton (holiday), Muress (prior engagement) and Davies (unwell).

3. **Disclosures of Interests**

There were none.

4. **Declarations of Lobbying**

There were none.

5. **Minutes: RESOLVED** That the minutes of the Planning Committee meeting held on 14<sup>th</sup> August 2023 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 discussion and decision:**

**23/02025/LAWPRO – 3 Northfields, Speldhurst**

**Proposal:** Lawful Development Certificate (Proposed) – Demolition of existing conservatory and construction of single storey rear extension.

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

**23/02258/FULL – Broomlands, Broom Lane, Langton Green**

**Proposal:** Alterations to the existing approval 22/01100/FULL to include extension of front porch, rebuilding existing lobby, relocation of ground floor window, addition of window on ground floor, alteration of internal staircase and landscaping.

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

**23/02259/LBC – Broomlands, Broom Lane, Langton Green**

**Proposal:** Listed Building Consent - Alterations to the existing approval 22/01100/FULL to include extension of front porch, rebuilding existing lobby, relocation of ground floor window, addition of window on ground floor, alteration of internal staircase and landscaping.

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

**23/02270/FULL - Hole Farm, Farnham Lane, Langton Green**

**Proposal:** Proposed change of use of land from agriculture to equestrian use and the erection of an associated timber field shelter (Retrospective).

**Decision:** We remain neutral, leave to planning officer. With respect to the change of use, we do not have sufficient knowledge to comment on the rationale for a change of use from agricultural to equestrian.

**23/02238/TCA – Groombridge Place, Groombridge Hill, Groombridge**

**Proposal:** Tree in a Conservation Area Notification – see full survey for details of work.

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

**23/02423/TCA – Langton House, The Green, Langton Green**

**Proposal:** Tree in a Conservation Area Notification – Eucalyptus (T1, 2, 3) – Dismantle to near ground level, apply glyphosate; Yew (T4) – Reduce protruding branch approximately 3.5m, Oak (T5) Crown lift over lawn up to approximately 4m.

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

**23/02414/TPO – 96 Dornden Drive, Langton Green**

**Proposal:** Trees: Oak (T1) – Reduce by 30%.

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

**23/02398/COUNTY – Broomhill Bank School, Broomhill Road, Rusthall**

**Proposal:** Consultation from Kent County Council: Details of proposed native tree and shrub planting for the northern boundary and roadside hedge boundary of the site, as identified in the Landscape Visual Appraisal (FLA, November 2021) pursuant to Condition 9 of planning permission TW/22/00748/COUNTY.

**Decision:** Already permitted.

**23/02370/FULL – 13 Ryders, Langton Green**

**Proposal:** Single storey rear extensions & structural opening up to create larger kitchen/dining room & garden room.

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

**23/02280/TPO – Chailey House, Langton Road, Langton Green**

**Proposal:** Trees: ASH (T1 & T2) – Fell.

**Decision:** Remain neutral, leave to Tree Officer. We would recommend that two further trees are planted to replace those being felled.

9. **TW Local Plan**

There was nothing to report.

10. **Compliance Issues**

Danemore Farm, new dog exercising operation update: The Tunbridge Wells Borough Council (TWBC) Planning Officer was in dialogue with the landowner and had advised that planning permission would be required if the field was to be used as a dog exercising facility.

11. **Items for information**

- Dates of next meetings: Mondays 16<sup>th</sup> October, 13<sup>th</sup> November and 11<sup>th</sup> December 2023.

- The Assistant Clerk advised that the planning application for Land South of Hallborough, Poundsbridge had been permitted.
- Cllr Curry advised the following:
  - His recent personal planning application for works to trees had been scrutinised by Head of Planning at TWBC and was now resolved satisfactorily.
  - He had visited the owner of Broomlands in Langton Green to explain the planning process. The application would go to TWBC Planning Committee to be decided.
  - He had also visited residents of Speeds Farm in Langton Green regarding their recent application for a change of use of Greenbelt land. He had explained the importance of the strip of land in question and why the application had been refused.

**There being nothing further to discuss, the meeting finished at 8.08pm.**

Chair