



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

**Minutes of an Online Planning Committee Meeting held at 7.30pm on  
Tuesday 15<sup>th</sup> December 2020  
Applications for Consideration and Discussion via Electronic Communication**

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**MEMBERS PRESENT**

Cllrs Ellery (Chairman), Rajah, Rowe, Turner, Barrington-Johnson, Langridge and Myles

**OFFICERS PRESENT**

Mrs Kate Harman – Assistant Clerk

**MEMBERS OF THE PUBLIC PRESENT**

There were no members of the public present.

**1. Welcome by the Chairman**

The Chairman welcomed everyone to the meeting and in particular Cllr Myles to his first meeting of the Planning Committee.

**2. To enquire if anyone intends to record the meeting**

No one present intended to record the meeting.

**3. To receive and approve apologies and reasons for absence**

There were none.

**4. Disclosures of Interests**

Cllr Langridge declared an interest in applications 20/03378/LBC and 20/03377/FULL, The Old Farm House – he knows the applicant.

Cllr Myles declared an interest in application 20/03464/TCA – he is the applicant.

**5. Declarations of Lobbying**

There were none.

**6. Minutes**

**RESOLVED** that the minutes of the Planning Committee meetings held on 24<sup>th</sup> November 2020 be approved as a correct record and signed by the Chairman.

7. **Matters Arising**

The Assistant Clerk said that she had contacted TWBC planning department regarding a large, ancient hedge adjacent to the Speeds Farm development being 'grubbed out'. The response was that unfortunately the developers were within their right to remove the hedge and councillors were disappointed that nothing could be done in such instances.

8. **Public Open Session**

There were no members of the public present.

9. **Planning Appeals**

The parish council had been advised of an appeal for application 20/00180/FULL, 32 Westwood Road, Rusthall – for information only.

10. **Planning applications for discussion and decision**

**20/03457/FULL**

Location: Cedarwood, Penshurst Road, Speldhurst, Kent TN3 0PQ

Proposal: Removal of existing garage and car port; Proposed single storey rear extension; Two storey side extension; First floor alterations and existing brickwork rendered; Changes to fenestration.

Decision: Remain neutral – leave to Planning Officer.

**20/03378/LBC**

Location: The Old Farm House, Bullingstone Lane, Speldhurst, Kent TN3 0JY

Proposal: Listed Building Consent: Rear extension for vertical lift.

Decision: Remain neutral – leave to Conservation Officer.

**20/03377/FULL**

Location: The Old Farm House Bullingstone Lane, Speldhurst, Kent TN3 0JY

Proposal: Rear extension for vertical lift.

Decision: Remain neutral – leave to Planning Officer

**20/03373/FULL**

Location: 59 Dornden Drive, Langton Green, Kent TN3 0AG

Proposal: First floor side extension incorporating front extension to ground floor.

Decision: Remain neutral – leave to Planning Officer.

**20/03369/TPO**

Location: Maplewood, Stonewall Park Road, Langton Green, Kent TN3 0HN

Proposal: Trees: (G1) 2 x Cypress, 1 Western Red Cedar, 1 Irish Yew, 1 Atlas Cedar, 1 Hawthorn, 1 Yew – Fell.

Decision: We strongly oppose the felling of mature and seemingly healthy trees. We are also concerned that there is no specialist report justifying the application.

**20/03356/FULL**

Location: Orchard House, Broom Lane, Langton Green, Kent TN3 0RA

Proposal: Demolition of one existing dwelling and replacement with two detached dwellings and one additional access.

Decision: We object to this application on the grounds that the character of this rural lane will be harmed through the removal of a mature hedge and a development which seems more in character with an urban setting. We are not opposed to development of this site but in our view the hedgerow should be retained. Possibly utilising a combined entrance could minimise loss of the hedge.

**20/03278/FULL**

Location: Bay Tree House, Homewood Road, Langton Green, Kent TN3 0HH

Proposal: Removal of summer house and construction of garden office.

Decision: We remain neutral however we do have some concerns about the size of the building and the proximity to the road and the neighbouring property, but we leave this to the planning officer.

**20/03237/FULL**

Location: 8 Little Footway, Langton Green, Kent TN3 0DF

Proposal: Two-storey side extension following demolition of the existing garage with first-floor extension to the rear.

Decision: Remain neutral – leave to Planning Officer.

**20/03092/FULL**

Location: 3 Upper Nellington, Langton Green TN3 0AS

Proposal: Side extension above both garages at first floor level, porch to front (east) elevation, enlargement of former rear extension and replacement windows.

Decision: Remain neutral – leave to Planning Officer.

**20/03464/TCA**

Location: 2 The Walks, The Green, Groombridge, Kent TN3 9QH

Proposal: Trees in a Conservation Area Notification: Yew (G1) – reduce the overall canopies of 2 decayed Yew trees by 3-4 metres.

Remain neutral – leave to Conservation Officer.

**20/03433/FULL**

Location: Speldhurst Bank, Barden Road, Speldhurst, Kent TN3 0LE

Proposal: Two single-storey extensions with hip roofs to be added to the North and South sides of the existing dwelling; new window to first floor bedroom; Minor changes to doors, rooflights and windows from previous consent and external porch added (part retrospective).

Decision: Remain neutral – leave to Planning Officer.

**11. KCC Safeguarding SPD and Statement of Community Involvement**

Councillors agreed that TWBC were better placed with the professional expertise required to respond to this application on behalf of the borough and it was therefore not appropriate for SPC to respond on this occasion.

12. **Compliance Issues**

Little Mallett – The Assistant Clerk was to chase this compliance issue up again and it was agreed that future agendas would have a rolling list of any outstanding items.

13. **TWBC Draft Local Plan**

A consultation 'Local Green Spaces Assessment' had been received from TWBC. Cllr Barrington-Johnson agreed to review the document and check that SPC's pockets of land were all represented correctly. To be discussed further at the January Planning Committee meeting.

14. **Publication of the Local Plan – Direction of Travel Consultation Document**

This consultation document was for Wealden District Council and councillors felt it unnecessary to comment on this occasion.

15. **Items for Information**

- Cllr Barrington-Johnson said that he was unable to open attachments, in particular photographs, on his SPC tablet. Cllr Rowe advised that he should be able to access the documents by using Microsoft 365 on a computer.
- The Assistant Clerk had received a complaint from a resident regarding the lack of Health and Safety measures being carried out on the development in Knowle Close. Whilst councillors sympathised with the resident's concerns, they did not consider it a matter for the parish council and suggested the resident approach the HSE directly.
- It was agreed that planning committee meetings would be changed to Monday nights starting in 2021.

There being nothing further to discuss, the meeting finished at 8.30pm.

Chairman