



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

Draft Minutes of a Planning Committee Meeting

held at 7.30pm on Monday 17th November 2025
in the Parish Office, Langton Green Recreation Ground

MEMBERS PRESENT: Cllrs Curry (Chair), Dickens and Littlefield and Tarricone.

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

MEMBERS OF THE PUBLIC PRESENT: There were no 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.

Cllr Cleaver (Holiday) Cllr Norton (clash with LGCSA meeting) Cllr Leach (family issues) Cllr Farley (family issues)

3. DISCLOSURE OF INTERESTS

There were none.

4. DECLARATIONS OF LOBBYING

Simon Norton has been approached by residents about the neglect of Burrswood and the surrounding trees.

5. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 13TH OCTOBER 2025

RESOLVED that the minutes of the Planning Committee meeting held on 13th October 2025 be approved as a correct record of the meeting and signed by the Chair.

6. PUBLIC OPEN SESSION

There were none.

7. PLANNING APPEALS

There were none.

8. PLANNING APPLICATIONS FOR CONSIDERATION

25/02321/LBC – Court Lodge, Groombridge Road, Groombridge

Proposal: Listed Building Consent - Proposed removal of chimney breast within existing kitchen, Removal of flue boxing at first floor & external flue at roof level.

Decision: Remain neutral.

25/02349/Full – Court Lodge, Groombridge Road, Groombridge

Proposal: Variation of conditions 2 & 3 of 25/00389/FULL - Changes to approved pool position; addition of covered area and changes to external cladding and window/door materials.

Decision: Support. Councillors noted the use of local companies and sustainable, durable materials. The application is considered professional.

Cllr Norton requested consideration for residents affected by traffic. It was also noted that the surrounding woodland is being managed appropriately.

25/02198/Full – 32 Newlands, Langton Green

Proposal: Single-storey rear extension; first floor rear extension; fenestration changes.

Decision: Remain neutral leave for Planning officer.

25/02509/TPO – 35 The Boundary, Langton Green

Proposal: TREES: OAK (T2) - Reduce lateral branches by 3-4m.

Decision: Remain neutral, leave for Tree Officer.

25/02442/TPO – 4 Hither Chantlers. Langton Green

Proposal: TREES: YEW (T2 within G34) - Reduce the overhang over the driveway by approx 3m.

Decision: Remain neutral, leave for Tree Officer.

25/02488/Full – Long Acre, Ferbies, Speldhurst

Proposal: Two storey extension, first floor side extension, conservatory & garage conversion with changes to fenestration (alternative to planning permission 24/02804/FULL, amended by 25/00846/FULL).

Decision: Remain neutral; proposal is in keeping with neighbouring properties.

25/02487/TPO – 26 Holmewood Ridge, Langton Green

Proposal: TREES: 11 no. OAK, 8 no. WILLOW, 5 no. BIRCH, DEAD STEM & 2 no. groups BLACKTHORN SCRUB (all within A1) - Fell trees; HAZEL (within A1) – Coppice.

Decision: Remain neutral leave for Tree Officer.

25/02558/Full – Myra Furzefield Avenue, Speldhurst

Proposal: Variation of condition 2 Change of the rear hip end & dormer to a gable end; removal of Juliet balcony & replacement with glazing; replacement of dormer windows on rear elevation.

Decision: Remain neutral leave for Planning Officer.

25/02473/TCA – The Ridge, Langton Road, Speldhurst.

Proposal: Beech (T1) Fell.

Decision: Remain neutral leave for Planning Officer.

25/02450/TCA – Bryanstone, Langton Road, Speldhurst

Proposal: Pine (T1) – remove 3 lowest branches on left hand side by up to 7m back to stem. Ash (T2) – remove low hanging limb back up to 8m & drooping branch from the limb above by up to 6m: Maple (T3)- remove large limb over greenhouse & any other by up to 4m.

Decision: Remain neutral, leave for Tree Officer.

25/02427/LBC – Holmewood House School, Barrow Lane, Langton Green

Proposal: Repair, restoration and replacement of 39 windows and 2 doors.

Decision: Support. Councillors welcomed the like-for-like replacement using hardwood and appreciated the use of appropriate materials for this heritage asset.

25/02426 /Full– Holmewood House School, Barrow Lane, Langton Green

Proposal: Repair, restoration and replacement of 39 windows and 2 doors.

Decision: Support. Councillors welcomed the like-for-like replacement using hardwood and appreciated the use of appropriate materials for this heritage asset.

9. COMPLIANCE ISSUES

There were none.

10. ITEMS FOR INFORMATION

- **Burrswood and surrounding trees**

Cllr Norton reported that residents had raised concerns regarding Burrswood. The owners' plans for the site remain unconfirmed, so there was currently little that Speldhurst Parish Council could do to influence the outcome. The Chair suggested drafting a letter to the owner for consideration and approval at Full Council. Cllr Tarricone offered to work with Cllr Norton on the wording of the letter.

- **The Pig**

John Moreland advised that he and Matt Lowe (Cabinet Member) were reviewing the application; however, there was no update at present.

- **Date of next Planning Committee meeting**

19th January 2026, Palmer Room, Langton Green Village Hall.

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

Chair