



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

**Minutes of a Planning Committee Meeting held at 7.30pm on
Monday 17th March 2025 in the Palmer Room, Langton Green Recreation Ground**

MEMBERS PRESENT: Cllrs Cleaver (Chair), Curry (Vice-Chair), Dickens, Leach and Littlefield.

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

MEMBERS OF THE PUBLIC PRESENT: There were 5 members of the public present.

1. **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.
2. **To receive and approve apologies and reasons for absence**
Cllrs Tarricone (health reasons) and Norton (holiday).
3. **Disclosure of Interests**
There were none.
4. **Declarations of Lobbying**
There were none.
5. **Minutes of the Planning Committee meeting held on 12th February 2025**
RESOLVED That the minutes of the Planning Committee meeting held on 12th February 2025 be approved as a correct record of the meeting and signed by the Chair.
6. **Public Open Session**
There were five members of the public present whose names were recorded by the Clerk, all residents living in close-proximity and objecting to the application for Birchetts Bungalow, Stockland Green Road, Speldhurst. It was suggested by the Chair that they have their opportunity to make their representations when planning application 25/00218/FULL was being considered.
7. **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.

8. **Planning Applications for consideration**

25/00218/FULL – Birchetts Bungalow, Stockland Green Road, Speldhurst

Proposal: Conversion of barn to dwelling and associated landscaping, parking and alterations to parking layout.

Five residents who live near to the application site were in attendance and between them raised the following issues:

- The applicant has a pattern of submitting planning applications followed by a series of amendments once permission has been received, the cumulative impact on the local area of all the applications on the extended site was unacceptable.
- On this and other applications the applicant has included untruthful details for example a reference to no trees when there are trees on site, and stating it is for a one bed but it is actually for two beds.
- Concerns regarding an increase in traffic and changes to highways in this area of dark skies. They have alerted the Highways Authority to their concerns. This concern was raised by the applicant previously which demonstrates they are aware of the issues in the area.
- Residents are submitting objections to Tunbridge Wells Borough Council (TWBC) but are not getting any feedback from them which is frustrating.

Residents were advised by members to highlight to TWBC that there are material inaccuracies on this application. Additionally, they were encouraged to lobby their Borough Councillors to call the application in.

Decision: This application appears to be one borne solely from greed. An existing permission to convert an outbuilding to a carport is being extended in order to create a new dwelling in place of the approved carport. This reduces the amenity of the approved conversion and increases density. The applicant appears to be operating with scant regard to their neighbours, taking only what they are required to do to pass planning inspection, without due consideration to those surrounding to the site. We cannot in good faith recommend this application for approval, and object to the ongoing densification of this rural location.

25/00484/TWORK – South East Water Tower, Langton Road, Langton Green

Proposal: Telecommunications Notification: Removal and replacement of 3 No. antennas, 1 No. cabinet and all ancillary development.

Decision: For information only.

25/00476/TPO – 19 Ryders, Langton Green

Proposal: Trees: 2 No. Maple (T1&T3) reduce height to 30 ft and bring sides into balance; Maple (T2) Remove.

Decision: We remain neutral and leave to the Tree Officer; however, would like it noted that we do not approve of the felling and would request that a replacement tree is planted.

25/00454/FULL – 14 Hither Chantlers, Langton Green

Proposal: Two-storey side extension, single storey rear extension, porch and alterations to driveway.

Decision: Remain neutral, leave to Planning Officer.

25/00451/FULL – 6 Great Courtlands, Langton Green

Proposal: Part single-storey, first floor and two storey rear extension.

Decision: Remain neutral, leave to Planning Officer.

25/00435/FULL – Ashurst Place, Lampington Row, Langton Green

Proposal: Variation of Condition 2 of Planning Permission 21/02886/FULL – (Replacing a series of large windows with smaller windows either side of door opening on Plots 8 & 9).

Decision: We object to this application on the basis of visual amenity and harm to an architecturally distinct property of interest in this area.

25/00409/FULL – 1 Lampington Row, Langton Green

Proposal: Proposed drop kerb and driveway.

Decision: Remain neutral but please observe that the area is extremely contended for parking during school drop-off and pick-up hours.

25/00388/FULL – Little Court, Barden Road, Speldhurst

Proposal: Demolition of existing conservatory to be replaced with single storey side and rear extension. Addition of porch at front of house.

Decision: Remain neutral, leave to Planning Officer.

25/00389/FULL – Court Lodge, Groombridge Road, Groombridge

Proposal: Proposed replacement swimming pool and pool house.

Decision: Remain neutral, leave to Planning Officer.

25/00353/FULL – 37 Dornden Drive, Langton Green

Proposal: Removal of chimney stack, two storey front extension; Loft conversion including dormer windows to front and rear elevation, single storey rear extension and fenestration changes.

Decision: Remain neutral, leave to Planning Officer.

25/00309/FULL - 14 Northfields, Speldhurst

Proposal: Construction of porch to side of property.

Decision: Remain neutral, leave to Planning Officer.

25/00286/FULL – 16 Upper Profit, Langton Green

Proposal: Conversion of garage into study.

Decision: Remain neutral, leave to Planning Officer.

25/00249/FULL – 45 Hither Chantlers, Langton Green

Proposal: First floor front extension.

Decision: Remain neutral, leave to Planning Officer.

25/00250/FULL – 2 Widbury, Langton Green

Proposal: Demolition of conservatory and construction of single storey rear extension.

Decision: Remain neutral, leave to Planning Officer.

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 14th April 2025, Palmer Room, LGVH.

- The TWBC Local Plan main modifications document had been circulated and members were encouraged to view it - all the documents for the Local Plan were available on the TWBC website.
- Cllr Curry said that the Tunbridge Wells Agreement would no longer apply when TWBC becomes a unitary authority. It was important to make sure a similar agreement was made with the new unitary authority.

There being nothing further to discuss, the meeting closed at 8.24pm.

Chair