



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

**Minutes of a Planning Committee Meeting held at 7.30pm on
Monday 15th May 2023 in the Parish Council Office, Langton Green Recreation Ground**

MEMBERS PRESENT: Curry, Dooley, Norton and Rowe.

OFFICERS PRESENT: Mrs K Harman – Assistant Clerk.

MEMBERS OF THE PUBLIC PRESENT: There were no members of the public present.

1. **Election of Chair**

RESOLVED that Cllr Rowe be Chair of the Planning Committee.

2. **Election of Vice-Chair**

RESOLVED that Cllr Tarricone be Vice-Chair of Planning Committee, as agreed by Cllr Tarricone at the April meeting.

3. **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.

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

Apologies were received from Cllr Tarricone who was unwell.

5. **Disclosures of Interests**

There were none.

6. **Declarations of Lobbying**

There were none.

7. **Minutes: RESOLVED** That the minutes of the Planning Committee meeting held on 17th April 2023 be approved as a correct record of the meeting and signed by the Chair.

8. **Public Open Session:**

There were no members of the public present.

9. **Planning Appeals**

- **21/04144/FULL – Land Adj Pax Cottage, Stockland Green Road, Speldhurst:** There was nothing to report.

10. Planning applications for discussion and decision:

23/00846/TPO – 22 Roopers, Speldhurst, TN3 0QL

Proposal: Trees: Scarlett Oak (T1) – Thin canopy by 20% and raise to 7 metres above ground level; Lime (T2) – Thin canopy by 20% and raise to 7 metres above ground level.

Decision: Remain neutral, leave to Tree Officer.

23/00794/TPO – The Ridge, Langton Green, TN3 0NP

Proposal: Trees: LIME x3 (G2) - Re-pollard 2 shorter trees by 9 metres in height and 4 metres off spread back to previous points; Pollard remaining tree by reducing height by 12 metres and 5 metres off spread, COPSE x4 (G4) - Lift canopies by removal of branches to 1.5 metres above ground level; Thin stands by removal of saplings and stems.

Decision: Remain neutral, leave to Tree Officer.

23/00788/FULL – Smallbrook Farm, Etherington Hill, Speldhurst TN3 0ND

Proposal: Replacement garage with storage space above.

Decision: Remain neutral, leave to Planning Officer.

23/01015/FULL – 19 Salisbury Road, Langton Green, TN3 0ES

Proposal: Erection of single storey and two storey rear extension with new roof, rear dormer and front porch.

Decision: Remain neutral, leave to Planning Officer. Note we are unable to determine whether there would be any overlooking from the second floor extension.

23/00964/TCA – Grass verge opposite Langton Green Village Green, The Green, Langton Green

Proposal: Tree in Conservation Area Notification - COPPER BEECH (T1) - Raise crown to approximately 2.5 metres; CHERRY (T2) - Fell; LIME (T3) - Raise crown to 2.5 metres over the grass area, cutting back roadside of 0.5 metres from the kerb to a height of 5.2 metres over the highway.

Decision: We support this application.

23/00918/FULL – The Cottage, Speldhurst Hill, Speldhurst TN3 0NL

Proposal: Replacement of existing greenhouse with shed/garden office.

Decision: Remain neutral, leave to Planning Officer.

23/00886/FULL – 34 Roopers, Speldhurst, TN3 0QL

Proposal: Two storey side and part single storey front extension.

Decision: Remain neutral, leave to Planning Officer.

23/00874/FULL – 8 Asher Reeds, Langton Green, TN3 0AL

Proposal: Single storey front and rear extension, garage conversion, first floor rear and side extension.

Decision: Remain neutral, leave to Planning Officer.

23/00856/FULL – 23 Dornden Drive, Langton Green, TN3 0AA

Proposal: Erection of single-storey rear extension.

Decision: Remain neutral, leave to Planning Officer.

23/00838/LAWPRO – New Park Farm, Groombridge Road, Groombridge TN3 9PT

Proposal: Lawful Development Certificate (Proposed) – Erection of home office and workshop. Erection of three-car garage.

Decision: We object due to a lack of supporting details and it is unclear whether what has been proposed is covered by a LAWPRO and should be a FULL planning application as it is in the AONB.

23/00830/LAWPRO – 15 Newlands, Langton Green, TN3 0DB

Proposal: Lawful Development Certificate (Proposed) – Roof extension to create additional room.

Decision: Remain neutral, leave to Planning Officer.

23/00835/TPO – 16 The Boundary, Langton Green, TN3 0YB

Proposal: Trees: Oak – pollard to height of 4-5 metres to balance tree with other stems.

Decision: Remain neutral, leave to Tree Officer.

23/00789/FULL – Smallbrook Farm, Etherington Hill, Speldhurst TN3 0ND

Proposal: Replacement office/gym and barn.

Decision: Remain neutral, leave to Planning Officer.

11. TW Local Plan

There was nothing to report.

12. Langton Green Conservation Area update

The Assistant Clerk had written to the Tunbridge Wells Borough Council Conservation Officer attaching a copy of the Local Plan which clearly shows the houses on The Green have the right to an open view over the village green. The Conservation Officer had replied to say that whilst the planting of the cherry trees goes against the advice within the conservation area appraisal and in his opinion causes harm to the character of the village green, there is no planning breach to investigate and the Local Planning Authority has no powers to intervene in the matter. Members agreed that the parish council had done all it reasonably could under the circumstances and the Assistant Clerk was asked to write to concerned residents advising that the matter would not be pursued by SPC.

13. Compliance Issues

Burrswood Estate, Groombridge.

The Assistant Clerk had organised a public meeting on site with Martin Homes which would be an opportunity for residents to raise their concerns and hear about Martin Homes' future plans for the estate. The meeting would be held on Monday 22nd May at 11.00am in the old book shop, Burrswood. The Clerk, Assistant Clerk and Cllr Norton would be attending.

14. Items for information

Date of next meeting Monday 19th June 2023. Cllrs Rowe and Norton gave their apologies for this meeting. The Assistant Clerk was concerned the meeting was not quorate and would therefore invite Cllr Lyle as the parish council Vice-Chair to attend.

There being nothing further to discuss, the meeting finished at 8.20pm.