



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

**Minutes of a Planning Committee Meeting held at 7.30pm on
Monday 17th April 2023 in the Council Offices, Langton Green Recreation Ground**

MEMBERS PRESENT: Cllrs Barrington-Johnson (VC), Curry, Dooley, Norton, Rajah (Chair), Soyke 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 Cllr Rowe who was on holiday.

3. **Disclosures of Interests**

Cllr Norton declared an interest in application 23/00418/LBC and 23/00417/FULL – he is a neighbour.

4. **Declarations of Lobbying**

Cllr Curry was lobbied by a neighbour of the applicant for 22/00414/FULL when visiting to view the site prior to the planning meeting.

5. **Minutes: RESOLVED** That the minutes of the Planning Committee meeting held on 13th February and 13th March 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**

- **21/02615/LAWPRO – Millford House, Penshurst Road, Speldhurst:** This appeal had been permitted and would be removed from the agenda.
- **21/04144/FULL – Land Adj Pax Cottage, Stockland Green Road, Speldhurst:** There was nothing to report.

8. **Planning applications for discussion and decision:**

22/00774/FULL - Beacon Hotel , Tea Garden Lane, Royal Tunbridge Wells

Proposal: Restoration of historic cold bath, two storey guest accommodation building and two temporary 'Iglu' buildings to provide guest accommodation with associated works.

Decision: We object on the following grounds:

- a) The development of the amphitheatre without obtaining prior permission is unacceptable.
- b) If there is development on the site, there needs to be adequate off-road parking and the proposed 8 parking spaces does not meet the current requirements.
- c) The proximity of some of the proposed buildings to existing neighbouring properties, particularly the iglus, is a concern.
- d) The temporary marquees are clearly not temporary and there has been no planning application for these. If there had been, we would have objected on the basis of unacceptability for proximity to and impact on the neighbours.
- e) For a project which will have such a severe impact on neighbours, the lack of consultation with them is worrying.

23/00701/TCA – 2 The Walks, The Green, Groombridge

Proposal: Tree in a Conservation Area Notification – Oak – Remove one of the 3 codominant stems.

Decision: Remain neutral, leave to Conservation Officer.

23/00636/FULL – Manor Court Farm, Ashurst Road, Ashurst

Proposal: Variation of Conditions 2, 5, 6, 9 and 18 of Planning Permission 22/01422/FULL – Amend approved drawings to indicate minor alterations; alter the wording of Conditions 5, 6, 9 and 18 to allow the development to be complete on a plot-by-plot basis.

Decision: Remain neutral, leave to Planning Officer however we would suggest that the neighbours' comments regarding electricity, water and sewage all need to be addressed before any consent is given. We are concerned with the size of the development of the garage of Plot 5 and would like to ensure there is no possibility of it being converted to a separate dwelling at a later date.

23/00624/TPO – 4 Courtenwell, Speldhurst Road, Langton Green

Proposal: Trees: Oak T9 – 30% reduction.

Decision: Remain neutral, leave to Tree Officer.

23/00623/FULL – 20 Holmewood Ridge, Langton Green

Proposal: Erection of first floor and two-storey side extensions.

Decision: Remain neutral, leave to Planning Officer.

23/00532/FULL – 30 Great Footway, Langton Green

Proposal: Single storey rear extension, Single storey first floor extension with balcony, Additional access steps at the rear, Changes in fenestration.

Decision: Remain neutral, leave to Planning Officer but we request that the Planning Officer carefully considers the overlooking concerns from neighbours.

23/00531/FULL – Dene House, Ewehurst Lane, Speldhurst

Proposal: Extension of existing outbuilding to create workshop/home office space and habitable accommodation.

Decision: Remain neutral, leave to Planning Officer however we would request that a covenant be placed on the new accommodation to ensure it cannot be sold as a separate dwelling at a later date and must remain subservient to the existing building.

23/00527/FULL - 22 Hither Chantlers, Langton Green

Proposal: First floor extension over existing garage, remodelling of existing front façade and replacement of windows and doors, erection of new entrance porch.

Decision: Remain neutral, leave to Planning Officer.

23/00418/LBC and 23/00417/FULL – Crown Cottage, Groombridge Hill, Groombridge

Proposal: New rear facing half dormers and roof light, including Listed Building Consent.

Decision: Remain neutral, leave to Conservation and Planning Officers but we are a little surprised at some of the Conservation Officer's comments, particularly regarding the bedrooms.

23/00414/FULL – Leggs Farm, Leggs Lane, Langton Green

Proposal: Change of use, conversion and extensions to redundant barn to form a single dwelling and associated new landscaping.

Decision: Remain neutral, leave to Planning Officer.

23/00408/FULL – Manor Court Farmhouse, Ashurst Road, Ashurst

Proposal: Replacement of section of existing fencing, extension of existing fencing, installation gate across driveway.

Decision: We support this application.

23/00311/FULL – Tanglewood, Furzefield Avenue, Speldhurst

Proposal: Extension of dropped kerb on entrance of driveway.

Decision: Remain neutral, leave to Planning Officer.

9. **TW Local Plan**

There was nothing to report.

10. **Langton Green Conservation Area Update**

A document containing a map had been received from a resident which was part of the Local Plan and which clearly indicated that the residents of The Green, LG have a right to a view over The Green from their houses. Members were disappointed with the Conservation Officer's lack of willingness to assist with the removal of the trees when approached for advice previously. The Assistant Clerk was asked to write back to the Conservation Officer with a copy of the document asking him to look into the matter further.

11. **Compliance Issues**

- Farnham Lane farm: Confirmation had been received from both TWBC Enforcement and the owner of Hole Farm on Farnham Lane that the works being undertaken are solely updating the existing stables which are old and in need of maintenance. This item could now be removed from the agenda.
- Burrswood Estate, Groombridge: The Assistant Clerk had sent an email to BECG, drafted by Cllr Rajah, expressing concern regarding the lack of maintenance being carried out on the existing buildings and requesting an update on the development. No response had been received and the contact's phone lines were not available. She had also tried contacting Martin Homes but despite trying several times, had been unsuccessful in being able to speak to anyone. It was agreed that the Assistant Clerk would write a formal letter, sent by registered delivery, to Martin Homes using Cllr Rajah's original email as the basis and indicating that the planning committee are fed up with Martin Homes' stalling tactics and asking for an update regarding maintenance and progress on the site.

12. **Items for information**

- APM: Cllr Rajah had drafted text which could be used by the next Planning chair.
- Planning committee chair: Cllr Rowe had advised the Assistant Clerk that he would be prepared to chair the planning committee for one year.
- The Assistant Clerk expressed her thanks to the three outgoing members of the committee – Cllrs Rajah, Barrington-Johnson and Soyke – for all their hard work and commitment as planning committee members over previous years.

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

Chair