



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

**Minutes of a Planning Committee Meeting held at 7.30pm on  
Monday 14<sup>th</sup> October 2024 in the Palmer Room, Langton Green Recreation Ground**

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

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

**MEMBERS OF THE PUBLIC PRESENT:** There were seven 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 Muress gave his apologies due to holidays, Cllr Norton due to a prior engagement, Cllr Leach due to a family sickness and Cllr Davies due to illness.

**3. Disclosure of Interests**

Cllr Dickens advised that she is a resident of Dornden Drive. It was agreed that as she is not an immediate neighbour of 9 Dornden Drive, she could comment on application 24/01882/FULL.

Cllr Tarricone is a trustee for Ashurst Village Hall and would therefore not participate in consideration of application 24/02310/FULL – Ashurst Cricket Clubhouse.

**4. Declarations of Lobbying**

All Cllrs had been lobbied against the application for Ashurst cricket ground. Cllr Curry had been lobbied in support of Ashurst cricket ground.

**5. Minutes of the Planning Committee meeting held on 16<sup>th</sup> September 2024**

**RESOLVED** That the minutes of the Planning Committee meeting held on 16<sup>th</sup> September 2024 be approved as a correct record of the meeting and signed by the Chair.

**6. Public Open Session**

Members of public were invited by the Chair to make their representations under the appropriate planning application.

**7. Planning appeals**

- Millford House, Penshurst Road, Speldhurst.
- High View, Langton Road, Langton Green.

**8. Planning Applications for consideration**

**24/02310/FULL – Ashurst Cricket Clubhouse, Ashurst Hill, Ashurst**

**Proposal:** Addition of F1 (education) use to existing D2, D1 and sui generis uses approved under 12/02164/FULL.

- Mr Robin Humphries, Ashurst resident, was objecting to the application primarily on the grounds of health and safety in relation to the risk of flooding, the close proximity of the railway line and the narrow access road.
- Mr Chris Thomlin, Ashurst resident, was in support of the application. He said that the school would have carried out their own risk assessments, particularly in respect of the flood risk and the railway line and satisfied themselves the facilities are suitable for their needs.
- Mrs Julia Soyke, Ashurst resident for 40 years, spoke in support of the application stating that it would be disappointing if children with Dyslexia are not given the same opportunities as other children. She thought the proposal is a fantastic idea and wished the school good luck.
- Mrs Ruth Guerrier, resident of Ashurst, also spoke in support of the application, agreeing with Mrs Soyke's comments and said that the facilities flooded previously when being used by a nursery school however this was dealt with at the time - the school are aware of the risks and will ensure all necessary precautions are taken.

**Decision:** We support this application.

**24/02502/TPO – 1 Long Slip, Langton Green**

**Proposal:** Sycamore (T1) – reduce height by 2-3m and reshape to maintain size and provide clearance for vehicles.

**Decision:** Remain neutral, leave to Tree Officer.

**24/02534/COUNTY – Broomhill Bank School (Western Site), Broomhill Road, Rusthall**

**Proposal:** KCC Consultation – Biodiversity Gain Plan

**Decision:** Remain neutral, leave to Planning Officer.

**24/02337/COUNTY – Broomhill Bank School, Broomhill Road, Rusthall**

**Proposal:** KCC Consultation – Details of a Construction Management Plan pursuant Condition 4 of planning permission TW/24/1663

**Decision:** Remain neutral, leave to Planning Officer.

**24/02471/FULL – Cranford House, Penshurst Road, Speldhurst**

**Proposal:** Single storey rear extension with internal alterations.

**Decision:** Remain neutral, leave to Planning Officer.

**24/02421/TPO – Honeywell House, 11A Holmewood Ridge, Langton Green**

**Proposal:** Trees: Oak (T1) – Crown reduction by 1-2m, approx. 25%, reduction of weight in branches.

**Decision:** Remain neutral, leave to Tree Officer.

**24/02416/FULL – 2 Broomhill Bank Cottage, Lower Green Road, Speldhurst**

**Proposal:** Demolition and replacement of existing conservatory with single storey side and rear extension with minor internal alterations.

**Decision:** Remain neutral, leave to Planning Officer.

**24/02347/FULL – 13 Hither Chantlers, Langton Green**

**Proposal:** Rear single storey extension between house and garage and replacement of roof with dormers. Amendments to fenestration. Insertion of roof lights.

**Decision:** Remain neutral, leave to Planning Officer.

**24/02327/TPO – 22 Hither Chantlers, Langton Green**

**Proposal:** Trees: Liquid Amber (T1) – 20% Crown reduction – reduction of height by approx. 2.5m.

**Decision:** Remain neutral, leave to Tree Officer.

**24/02299/FULL – 2 Oak Villa, Langton Road, Langton Green**

**Proposal:** Ground Floor wraparound extension and internal alterations.

**Decision:** Remain neutral, leave to Planning Officer.

**24/02264/FULL - Ashurst Park Care Centre, Fordcombe Road, Fordcombe**

**Proposal:** Erection of two-storey side and partial front extension.

**Decision:** We support this application but we are concerned about the use of non-sustainable materials.

**24/02262/TPO – 12 Roopers, Speldhurst**

**Proposal:** TREES: Sycamore (T1) - Reduce Entire Crown 3-4 metres to reduce height, weight and girth and overhang to neighbouring gardens. Sycamore (T2) - Reduce by 3-4 metres all round to maintain shape, reduce weight, girth and overhang to neighbouring gardens. Ash (T3) - Reduce weight and removal of three large horizontal limbs overhanging neighbour's garden.

**Decision:** Remain neutral, leave to Tree Officer.

**24/02199/FULL – Finchcocks Manor, Fordcombe Road, Fordcombe**

**Proposal:** Extension to existing Sand School (Menage) for private use.

**Decision:** Remain neutral, leave to Planning Officer.

**24/02193/LAWPRO – 2 Bushy Gill, Langton Green**

**Proposal:** Lawful Development Certificate: Garage conversion with changes to fenestration.

**Decision:** Remain neutral, leave to Planning Officer.

**24/01882/FULL – 9 Dornden Drive, Langton Green**

**Proposal:** Demolition of existing bungalow and erection of replacement dwelling.

**Decision:** We note the resubmission and decline to comment further.

9. **Compliance Issues**

17a Holmewood Ridge: unauthorised boundary extension into nearby AONB.

10. **Items for information**

- Date of next Planning Committee meeting: 11<sup>th</sup> November 2024, Palmer Room, LGVH.
- An update on The Pig in Groombridge, provided by Cllr Norton, was noted.
- Concern regarding an unauthorised change of boundary onto AONB at 17a Holmewood Ridge, Langton Green was discussed. It was agreed the issue would be monitored and listed on future agendas under Compliance. TWBC Borough Cllrs were involved in resolving the matter.
- The committee discussed considering a Statement of Intent which would be posted on SPC's website regarding applicants choosing more sustainable materials when carrying out improvements to their properties.

There being nothing further to discuss, the meeting closed at 8.35pm.

**Chair**