



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

Draft Minutes of a Planning Committee Meeting held at 7.30pm on

Monday 13th October 2025 in the Parish Office, Langton Green Recreation Ground

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

OFFICERS PRESENT: K Neve – Clerk and 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 meetings policy.
2. **To receive and approve apologies and reasons for absence.**
Cllr Norton (holiday) Cllr Tarricone (work commitments).
3. **Disclosure of Interests**
There were none.
4. **Declarations of Lobbying**
There were none.
5. **Minutes of the Planning Committee meeting held on Monday 15th September 2025**
RESOLVED that the minutes of the Planning Committee meeting held on 15th September 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**

25/02142/TPO – 3- 9 Gibbetts Langton Green

Proposal: TREES: 5 no. SYCAMORE (T1-T5) & 4 no. OAK (T6-T9) - Reduce canopy by 30% (3m) to suitable growth points, remove major deadwood, crown lift to 3m over the garden area and 5m over the adjacent highway, crown thin by (10%) by removing crossing and rubbing branches and remove basal growth

Decision: Remain neutral, leave to Tree Officer.

25/02050/LBC- Holmewood House School, Barrow Lane, Langton Green.

Proposal: Listed Building Consent. Replacement of top and bottom sash windows to first floor.

Decision: No objection - very pleased with choice of material and support the conservation officers' comments as they are in support of using appropriate materials.

25/02049/Full- Holmewood House School, Barrow Lane, Langton Green

Proposal: Listed. Replacement of top and bottom sash windows to first floor (Part-retrospective).

Decision: No objection - very pleased with choice of material and support the conservation officers' comments as they are in support of using appropriate materials.

25/02172/TPO -Broom House, Broom Park, Langton Green

Proposal: TREES: 2 no. BEECH (G10) - Prune by up to 3.5m.

Decision: Remain neutral, leave to Tree Officer.

25/01999/BC – 3 Stone Cottages, Groombridge Hill, Groombridge

Proposal: (works completed) Replacement of stable door to UPVC.

Decision: Request to retain the UPVC. We agree with Conservation Officers' comments and would like to see the reinstatement of the timber section of the door.

25/02232/TPO – 5 Roopers, Speldhurst

Proposal: TREES: OAK (T1) - Thin by 20% and prune back by 3- 4m. Remove sucker growth on stem.

Decision: Remain neutral, leave to Tree Officer.

25/02220/TPO – Land at Roopers, Opposite Birch Cottage, Speldhurst

Proposal: TREES: HAZEL (T1 within A1) - Remove small stems around the stool, remove growth over the road; LIME (T2 within A1) - Remove low level growth.

Decision: Remain neutral, leave to Tree Officer.

25/02128/FULL – Scriventon House, Franks Hollow Road, Speldhurst

Proposal - Variation of Condition 2 of Planning Permission 24/01278/FULL - Building B: Amendments to design of building including alterations to external fenestration; installation of a chimney; alterations to ground level; repositioning of rooflights; turning head extension.

Decision: Remain neutral, leave to Planning Officer.

25/01761/FULL - Little Court Lodge, Penshurst Road, Speldhurst

Proposal: Front single-storey extension.

Decision: Remain neutral, leave to Planning Officer.

25/02287/TPO – 7 Roopers, Speldhurst

Proposal: TREES: HORSE CHESTNUT (T1) - Reduce the overall canopy by 4-5m.

Decision: Remain neutral, leave to Tree Officer.

25/02115/FULL- 4 Widbury, Langton Green

Proposal: Single-story rear extension.

Decision: Remain neutral, leave to Planning Officer.

25/02159/TPO – Gidleigh Broom Park Langton Green

Proposal: TREES: ENGLISH OAK (T1) - Crown Reduction; height and spread reduction by up to 3m.

Decision: Remain neutral, leave to Tree Officer.

9. Compliance Issues

There were none.

10. Items for Information

- Open enforcement cases - Tunbridge Wells Borough Council (TWBC) would be providing regular updates to parish councils.
- Update on The Pig planning application – Joint letter with Withyham Parish Council had been sent to TWBC. A resubmission was awaited from The Pig.
- Cllr Leach highlighted that Tunbridge Wells Common was up for sale. Cllr Curry said there would be a potential issue with deeds of covenant. This falls within Rusthall Parish Council.
- Date of next Planning Committee meeting - Monday 17th November 2025, Palmer Room, LGVH.

There being nothing further to discuss, the meeting closed at 7.48pm.

Chair