



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

**Minutes of a Planning Committee Meeting held at 7.30pm on  
Monday 16<sup>th</sup> May 2022 in the Palmer Room, Langton Green Village Hall, Langton Green**

---

**MEMBERS PRESENT:** Cllrs Rajah (Chairman), Curry, Langridge, Norton, Rowe and Mrs Soyke.

**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:** No one present intended to record the meeting.
2. **To receive and approve apologies and reasons for absence:** Apologies were received from Cllr Barrington-Johnson - holiday.
3. **Disclosures of Interests:** Cllr Rajah declared an interest in the applications for Langton Park Lodge – he is friends with the owner and would refrain from commenting on the application.
4. **Declarations of Lobbying:** There were none.
5. **Minutes: RESOLVED** That the minutes of the Planning Committee meeting held on 15<sup>th</sup> April 2022.
6. **Public Open Session:** There were no members of the public present.
7. **Planning Appeals**  
**21/02615/LAWPRO – Millford House, Penshurst Road, Speldhurst**  
**Proposal:** Lawful Development Certificate (Proposed) - Erection of garden shed  
This application had been considered at a previous meeting and a decision of “We support the council’s position that this should be a FULL planning application” had been submitted by the Assistant Clerk. The appeal would remain on the agenda until decided.
8. **Planning applications for discussion and decision:**  
**22/01123/FULL – Tanglewood, Furzefield Avenue, Speldhurst**  
**Proposal:** Erection of single storey side extension to west elevation. Addition of new window to second floor east elevation.  
**Decision:** Remain neutral, leave to Planning Officer.

**22/01112/FULL – 18 Asher Reeds, Langton Green**

**Proposal:** Proposed single storey side extension, extension of dormer.

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

**22/01079/LBC – Langton Park Lodge, Fordcombe Road, Fordcombe**

**Proposal:** Demolition of single storey extension to the north, erection of two storey extension to the north east of the building, incorporating external storage area into main dwelling, associated internal alterations, demolition of stables and outbuildings, erection of detached two bay garage with log store, erection of new outbuilding for use as a home office/gym.

**Decision:** Remain neutral, leave to Conservation Officer however we do note that the home office/gym is architecturally out of keeping with the Lodge, in particular the flat roof.

**22/1078/FULL – Langton Park Lodge, Fordcombe Road, Fordcombe**

**Proposal:** Demolition of single storey extension to the north, erection of two storey extension to the north east of the building, incorporating external storage area into main dwelling, associated internal alterations, demolition of stables and outbuildings, erection of detached two bay garage with log store, erection of new outbuilding for use as a home office/gym.

**Decision:** Remain neutral, leave to Planning Officer however we do note that the home office/gym is architecturally out of keeping with the Lodge, in particular the flat roof.

**22/02070/FULL – Budleigh, Furzefield Avenue, Speldhurst**

**Proposal:** Addition of one roof dormer; replacement of one roof dormer; replacement of garage and store.

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

**22/01037/TPO – Keibara House, Stonewall Park Road, Langton Green**

**Proposal:** Tree Preservation Order; thin 6 no. Cypress trees in group G3 by removing bare branches and those that are very close to the garage.

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

**22/01018/FULL – 2 Oak Villa, Langton Green**

**Proposal:** Proposed two storey side, single storey rear extension, changes to rear fenestration.

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

**22/01023/FULL – Brambleshaw, Bullingstone Lane, Speldhurst**

**Proposal:** Erection of a single storey detached outbuilding.

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

**22/00884/LBC – Flat 5, St Martin, Ashurst Road, Ashurst**

**Proposal:** Listed Building Consent – Replacement of 5 no. UPVC windows with 5 no. wooden windows.

**Decision:** We support this application.

**22/00806/FULL – Somerden, Langton Road, Speldhurst**

**Proposal:** Erection of wooden “Pod” addition of outdoor swimming pool and pond with decking, associated landscaping and planting.

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

**22/00744/FULL – 7 Speeds Farm Place, Speldhurst**

**Proposal:** Erection of carport on existing driveway.

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

**22/00061/FULL – Little Barden, Barden Road, Speldhurst**

**Proposal:** One bedroom extension to rear at second floor.

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

**9. TW Local Plan**

There was nothing to report.

**10. High Weald AONB Management Plan Survey**

It was agreed that a response would not be submitted on this occasion due to the amount of time needed to commit to a response and the limited value that would be received from the results of the survey.

**11. Compliance Issues**

- Little Mallett, Langton Green: An update had been received from KCC advising that only one of the properties had reinstated their boundary and that formal notice would be served on the other property. Failure to reinstate will result in KCC removing the obstruction/fence and invoicing the resident for the works.
- Ashurst Place, Langton Green: A decision on the current planning application was still outstanding.

**12. Items for information**

- Campaign for the Protection of Rural England (CPRE) – Cllr Pate had emailed the Chairman to ask if CPRE could be utilised by SPC, bearing in mind a subscription was being paid. It was agreed that CPRE would be contacted in the future should the parish get a contentious application that may benefit from their advice or intervention.
- Councillors expressed concern and disappointment with the poor quality of some of the plans accompanying planning applications that had been received recently which resulted in volunteers' time being wasted trying to interpret badly executed details. Examples are 22/0061/FULL Little Barden and 22/02070/FULL Budleigh, Furzefield Avenue. The Assistant Clerk was asked to contact TWBC to enquire if there is a minimum standard required for plans before an application is validated.

**There being nothing further to discuss, the meeting finished at 8.12pm.**

Chairman