



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

**Minutes of a Planning Committee Meeting held at 7.30pm on
Monday 13th November 2023 in the Palmer Room, Langton Green Recreation Ground**

MEMBERS PRESENT: Cllrs Rowe (Chair), Tarricone (Vice-Chair), Cleaver, Curry, Davies, Dooley, Leach, Muress and Norton.

OFFICERS PRESENT: Mrs K Harman – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There were two 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**
There were none.
3. **Disclosures of Interests**
Cllr Curry asked for it to be noted that he had helped with the wiring of the new SEN building at Speldhurst Primary School.
4. **Declarations of Lobbying**
Cllr Curry had been lobbied regarding the application for Speldhurst Primary School.
5. **Minutes: RESOLVED** That the minutes of the Planning Committee meeting held on 16th October 2023 be approved as a correct record of the meeting and signed by the Chair.
6. **Public Open Session:**
There were two members of the public present, Janice Howard and Pat McMaster, both regarding the application for 23/02017/FULL - 19 Salisbury Road. Ms McMaster, whose house neighbours the property in question, circulated photographs to councillors of her garden which illustrated the impact the proposals would have on herself and her family due to overlooking and lack of privacy. She said that should the works proceed, one of the new windows would look directly into her daughter's bedroom. She went on to say that the additional parking requirements would exacerbate problems in an area which already suffers from lack of street parking.
7. **Planning Appeals**
There were none.
8. **Planning applications for discussion and decision:**

23/02017/FULL – 19 Salisbury Road, Langton Green

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

Decision: Whilst we acknowledge the revised plans, they do not fundamentally address the points that we originally objected to and therefore we still object to this application.

23/02930/TPO – 1 The Boundary, Langton Green

Proposal: Trees: x 3 Silver Birch (G6) – Reduce by approx. 20%.

Decision: Remain neutral, leave to Tree Officer.

23/02833/COUNTY – Speldhurst Primary School

Proposal: KCC Consultation (Retrospective) revisions to planning application for a Special Educational Needs (SEN) cabin with office and intervention area (earlier decision reference KCC/TW/0220/2022 and TW/22/03456/COUNTY).

Decision: Remain neutral, leave to Planning Officer.

23/02818/LAWPRO – Southern Water PLC, Broom Lane, Langton Green

Proposal: Lawful Development Certificate (Proposed) – Erection of free-standing solar panels on currently vacant land.

Decision: We would question whether this is a legitimate LAWPRO application as we feel given the size, location and impact on AONB, it should be a FULL planning application.

23/02793/FULL – 17 Holmewood Ridge, Langton Green

Proposal: Variation/Removal of condition 4 of planning permission 20/01909/FULL – remove condition or alter wording to exclude requirement for timetable previously submitted and approved but include a reference that no archaeological features had been identified.

Decision: Remain neutral, leave to Planning Officer.

23/02771/FULL – 30 Dornden Drive, Langton Green

Proposal: Demolition of existing chalet bungalow and the construction of a new replacement dwelling.

Decision: Remain neutral, leave to Planning Officer.

23/02733/FULL – 36 Holmewood Ridge, Langton Green

Proposal: Erection of side and rear extensions, alterations to existing porch and fenestration and erection of garden annexe.

Decision: We remain neutral but would ask for a condition to be put in place that ensures the Annexe cannot be used as a separate dwelling in the future.

23/02668/FULL – Manor Court Farm, Ashurst Road, Ashurst

Proposal: Redevelopment of existing workshop and car shed to one bed single storey dwelling with associated hard and soft landscaping.

Decision: We object on the basis that the materials proposed are not in keeping with the heritage aspects of the neighbouring listed buildings.

23/02667/FULL – Pinewood, Stonewall Park Road, Langton Green

Proposal: Demolition of existing conservatory and remodelling and extensions to existing rear extension.

Decision: Remain neutral, leave to Planning Officer.

23/02644/TPO – 8 Roopers, Speldhurst

Proposal: Trees: Fir (T1) – Fell.

Decision: We object on the grounds that no supporting evidence or specialist advice has been produced to justify the felling of this tree. We suggest the client engages a specialist to look at other options.

23/02577/FULL – Shirley Hall, Leggs Lane, Langton Green

Proposal: Construction of a swimming pool and associated pool house.

Decision: Remain neutral, leave to Planning Officer.

23/02957/TCA – Blue Cottage, Groombridge Hill, Groombridge

Proposal: Tree in a Conservation Area Notification – 6 No. Silver Birch (T1, T2, T3 & G5) – Fell. Hazel (T4) – Re-coppice to ground level.

Decision: Remain neutral, leave to Tree Officer however we would ask that the applicant is requested to plant replacement trees elsewhere on the site.

23/02911/FULL – The Cottage, Speldhurst Hill, Speldhurst

Proposal: Alterations to ancillary garage including addition of rooflight, change from garage door to cladding and window, alterations to materials.

Decision: Remain neutral, leave to Planning Officer.

23/02905/PNEXT – 1 Knowle Close, Langton Green

Proposal: Prior notification for a proposed single storey rear extension which: A) Extends by 7.90m beyond the rear wall of the original dwelling; B) Has a maximum height of 3.45m from the natural ground level; C) Has a height of 2.5 m at the eaves from the natural ground level.

Decision: Remain neutral, leave to Planning Officer.

9. **Compliance Issues**

There were none.

10. **Items for information**

- Date of next meetings: 11th December 2023 (Palmer Room) and 15th January (Gallery Room) LGVH.

There being nothing further to discuss, the meeting finished at 8.44pm.

Chair