



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

**Minutes of a Planning Committee Meeting held at 7.30pm on
Monday 13th September 2021 in the Palmer Room, Langton Green Village Hall, Langton Green**

MEMBERS PRESENT: Cllrs Curry, Ellery, Langridge, Myles and Rowe.

OFFICERS PRESENT: Mrs K Neve – Clerk.

MEMBERS OF THE PUBLIC PRESENT: There were five members of the public present.

In the absence of the Chairman, Cllr Ellery, assumed the Chairmanship for the meeting.

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 Cllrs Barrington-Johnson (previous engagement) and Rajah and Turner (Covid related).
3. **Disclosures of Interests:** Cllr Curry declared an interest in application 21/02794/FULL – 34 Dornden Drive, Langton Green, and took no part in the discussion or voting thereon.
4. **Declarations of Lobbying:** There were none.
5. **Minutes: RESOLVED** That the minutes of the Planning Committee meeting held on 16th August 2021 be approved as a correct record and signed by the Chairman.
6. **Matters Arising:** There were no matters arising.
7. **Public Open Session:** The following members of the public attended to raise objection to application 21/02794/FULL – 34 Dornden Drive, Langton Green: John Cuyler (36 Dornden Drive), Richard Marriott (28 Dornden Drive), Jeff Padley (87 Longmeads) and Tanya Paulo (32 Dornden Drive).
Their main objections related to the size of the development; the development being harmful to the character of the site and locality; the impact on the ancient woodland and loss of trees and wildlife; drainage issues; overlooking and loss of privacy, and highway safety.
8. **Planning Appeals:** there were none.

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

21/02794/FULL – 34 Dornden Drive, Langton Green

Proposal: Erection of a detached 2-storey 4-bed dwelling house, widening of existing vehicular/pedestrian access onto Longmeads and provision of parking.

Decision: Object on the following grounds:

- 1) The plot does not support a development of this size. The garden of the new house is too small for a house of this size, and we are also concerned about the resulting loss of green space;
- 2) The development is out of character for the area and too close to the road, not preserving the well-established building lines of the local area;
- 3) We are concerned about the loss of privacy of neighbouring properties in particular no. 32 Dornden Drive; and
- 4) We note the two small parking spaces which are immediately adjacent to the highway with no means of turning a vehicle and consider this to be extremely detrimental to highway safety.

21/01490/FULL – Leggs Farm, Leggs Lane, Speldhurst

Proposal: Erection of an agricultural building with 2 lean-tos.

Decision: Remain neutral, leave to Planning Officer. The application only mentions the addition of lean-tos to the original application; however, the roof height has increased and what appears to be a window has been introduced on the front elevation. We cannot find any justification in the application for these additional changes.

21/02790/FULL – 19 Ryders, Langton Green

Proposal: Change two garage doors to single garage door; increase driveway area by approximately 10 sqm.

Decision: Remain neutral, leave to Planning Officer.

21/02785/TPO – 21 Hither Chantlers, Langton Green

Proposal: Trees: Cherry (T1) – Fell due to extreme lean across the lawn; Oak (T2) – clean out deadwood; Oak (T3) – Thin canopy by 15%; Beech (T4) – Raise canopy to 6 metres; Oak (T5) – Remove secondary stem on the Eastern side.

Decision: Remain neutral, leave to Tree Officer.

21/02766/FULL - 31 Hither Chantlers, Langton Green

Proposal: Proposed loft conversion with 3 no. dormer windows to rear elevation and 5 no. rooflight windows to front elevation plus two storey front extension.

Decision: Remain neutral, leave to Planning Officer. However, we note the neighbours' comments about potential overlooking which should be addressed by the Planning Officer.

21/02816/FULL – 10 Roopers, Speldhurst

Proposal: Proposed first floor extension including roof extension.

Decision: Remain neutral, leave to Planning Officer.

21/02850/LBC – 2 Orchard Cottages, Ashurst Hill, Ashurst

Proposal: Replace decayed timber window with single pane white painted timber window, with sealed double-glazed unit. Remove metal window. Reinstate original door opening. Install timber door and frame. Door to be four panel type with 2no upper sealed double glazed units.

Remove north elevation modern door and modern window. Block up door aperture to match existing. Supply and install new three pane white painted timber window, with sealed double-glazed units. Enlarge existing aperture between kitchen and proposed small dining area. Nib left to one side to inform future interpretation of the building / plan form.

Decision: Remain neutral, leave to Conservation Officer.

21/02713/FULL – 19 Little Footway, Langton Green

Proposal: Demolition of existing conservatory, erection of a single-storey rear extension, changes to fenestration and installation of a terrace area.

Decision: Remain neutral, leave to Planning Officer.

21/02665/FULL – 1 Speeds Farm Place, Langton Green

Proposal: Proposed construction of a carport and minor landscape adjustments.

Decision: Remain neutral, leave to Planning Officer.

21/02622/FULL – Pond Close, Speldhurst Road, Langton Green

Proposal: Single storey rear extension, first floor rear extension, loft conversion with rear dormer and side facing rooflights.

Decision: Remain neutral, leave to Planning Officer.

21/02603/FULL – White House, Stockland Green Road, Speldhurst

Proposal: Single storey side extension and for the demolition of the existing shed and oil tank and replacement with a triple oak framed car lodge to the side of the dwelling, with home office above and a basement below.

Decision: Remain neutral, leave to Planning Officer.

21/02615/LAWPRO – Millford House, Peshurst Road, Speldhurst

Proposal: Lawful development certificate (Proposed) – Erection of garden shed 2x5 metres.

Decision: Remain neutral, leave to Planning Officer. Whilst remaining neutral we are concerned about the height of this structure and choice of materials within the greenbelt and AONB.

21/02505/FULL – Esperance, Langton Road, Langton Green

Proposal: Conversion of part ground floor into a self-contained flat and separation from the rest of the property (Retrospective).

Decision: Remain neutral, leave to Planning Officer.

21/02045/FULL – 9 Long Slip, Langton Green

Proposal: To replace existing 6ft rear garden fencing adjacent to Langton Road with 7ft wooden close board fencing with concrete posts.

Decision: Remain neutral, leave to Planning Officer.

21/01950/FULL – Lower Birchetts, Langton Road, Langton Green

Proposal: Dropped kerb to allow for a front drive/parking area.

Decision: Object on the basis of highway safety as there is no means to turn a vehicle round given the access is onto a particularly busy, narrow section of the A road. We also note the loss of a mature hedge in a designated conservation area.

21/02976/TCA – Oakwell House, The Green, Langton Green

Proposal: Trees in a conservation area notification: T1 (Ash with die back) – reduce by up to 50%; T2 (Ash with die back) – reduce by up to 50%.

Decision: Remain neutral, leave to Tree Officer.

21/02975/TCA – Corner Cottage, Lampington Row, Langton Green

Proposal: Existing cypress leylandii have died. Suspected reason is close proximity of new dwellings and small brick built retaining wall in the close proximity of the roots. Trees in Conservation Area notification: G1 (Cypress leylandii) – Fell.

Decision: Remain neutral, leave to Tree Officer.

21/02478/TCA – Somerden, Groombridge Hill, Groombridge

Proposal: Trees in a conservation area notification: T1-T5 (lime x 5) – reduce height from approximately 24 metres to 18 metres, remove dead wood and broken branches, shorten lower branches by 50%, reduce side branches of T1 by approximately 30% (closest to Somerden) and tree 5; T6 (yew) – reduce side limbs by 50%.

Decision: Remain neutral, leave to Tree Officer.

21/02750/TPO – Kirby Court, Long Slip, Langton Green

Proposal: Trees Beech (T7 & T8) – reduce crown by 2-2.5m to suitable growth points, crown thin, crown lift 3m over grass area and public footpath and remove all major deadwood.

Decision: Remain neutral, leave to Tree Officer.

21/02730/TCA – Hurst House, Langton Road, Speldhurst

Proposal: Trees in a conservation area notification: Conifer (T1) – fell.

Decision: Remain neutral, leave to Tree Officer.

10. **Recreation Ground, Southwood Road, Rusthall, application 21/00068/FULL:** A meeting had been held with Greg Clark MP and the Chair of Rusthall Parish Council, the meeting notes having been circulated. It was agreed that the parish would take advantage of the protection offered by the designation for the land in the plan and any planning applications submitted considered at that time.
11. **TWBC Draft Local Plan:** There was nothing to report.
12. **Homewood Road, Langton Green – encroachment:** Cllr Langridge reported that he had been approached by a member of the public regarding Beech House in Homewood Road, which is an unadopted road. A few of the houses on the east side had “adopted” part of the verge as their own; however, Beech House had now pushed out further and erected a fence, planted a hedge and installed a double gate. There was concern that others might do the same. The Clerk agreed to carry out a land registry search to establish ownership of the road so that a resolution could be made.

13. Compliance Issues

- **Little Mallett, Langton Green:** There was nothing to report.
- **Walnut Cottage, Langton Road, Langton Green:** There was nothing to report. The Clerk was asked to put pressure on TWBC for an update on these issues which had been going on for some time now.

14. Items for information

- **Dates of future planning committee meetings:** 11th October and 15th November 2021.
- **Introduction to Planning Training:** 7th October 6pm-9pm. The Clerk asked Councillors to let her know who would like to attend.

There being nothing further to discuss, the meeting finished at 9.21pm.

Chairman