



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

**Minutes of a Planning Committee Meeting held at 7.30pm on
Monday 13th February 2023 in the Council Offices, Langton Green Recreation Ground**

MEMBERS PRESENT: Cllrs Barrington-Johnson (Vice-Chair), Curry, Dooley, Norton, Rajah (Chair), Soyke and Tarricone (7.37pm).

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

The Assistant Clerk advised that she was recording the meeting on a laptop 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

Apologies were received from Cllr Rowe who was on holiday.

3. Disclosures of Interests

There were none.

4. Declarations of Lobbying

There were none.

5. Minutes: RESOLVED That the minutes of the Planning Committee meeting held on 16th January 2023 be approved as a correct record of the meeting and signed by the Chairman.

6. Public Open Session:

There were no members of the public present.

7. Planning Appeals

- **21/02615/LAWPRO – Millford House, Penshurst Road, Speldhurst:** There was nothing to report.
- **21/04144/FULL – Land Adj Pax Cottage, Stockland Green Road, Speldhurst:** There was nothing to report.

8. Terms of Reference

It was **RESOLVED** to include the following as paragraphs 1 and 2 of the Planning Committee Terms of Reference:

1. *The role of the Committee is to consider local planning applications and other planning related matters on behalf of Speldhurst Parish Council and, where appropriate, to comment on them to the relevant Planning Authority (Tunbridge Wells Borough Council) and other stakeholders.*
2. *In developing its conclusions and comments, the Committee will consider various factors including comments from local residents pertaining to a planning application.*

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

23/00181/FULL - Salisbury House, Langton Road, Langton Green

Proposal: Change of use of the ground floor planning unit, currently used as an office (with ancillary basement storage) (E), to a 2-bedroom flat (with ancillary basement storage) (C3), with car parking, bicycle parking and waste management provision.

Decision: We remain neutral but have concerns about the parking. If there are indeed three spaces for the existing offices, we have no objection. This is an already highly congested area and the additional cars will lead to the residents parking on the Langton Road.

23/00047/LBC and 23/00046/FULL – Manor House, Speldhurst Hill, Speldhurst

Proposal: (Listed Building Consent) Single storey front extension to replace existing detached garage.

Decision: Remain neutral, leave to Planning Officer.

23/00002/FULL – 1 Dornden Drive, Langton Green

Proposal: Erection of detached four-bedroom dwelling with single carport.

Decision: Remain neutral, leave to Planning Officer. We feel that this is over-development given the size of the available space. We are disappointed with the quality of the application and in particular the lack of quality documentation.

23/00163/FULL – 16 Dornden Drive, Langton Green

Proposal: Part double, part single volume rear extension, Alterations to fenestration.

Decision: Remain neutral, leave to Planning Officer.

22/03646/LBC – Ashurst Manor, Fordcombe Road, Fordcombe

Proposal: Minor refurbishment works including new doors, chimney cowl, CCTV and roof refurbishment.

Decision: Remain neutral, leave to Conservation Officer.

22/03664/FULL – Green River Farm, Burrswood, Groombridge

Proposal: Erection of temporary workers' dwelling.

Decision: We support this application.

22/03705/FULL – Dragonfly Farm, Langton Road, Speldhurst

Proposal: Proposed farm shop and café and new vehicular and pedestrian access onto Langton Road.

Decision: Remain neutral, leave to Planning Officer. We do however have concerns regarding the adequacy of the parking provision. There are two references to parking spaces in the application – one referring to sixteen and one referring to twenty-seven spaces. If sixteen spaces are intended, we are concerned this will be insufficient.

23/00049/FULL – Ferbies End, Ferbies, Speldhurst

Proposal: Loft conversion with hip-to-gable and front and back dormers.

Decision: Remain neutral, leave to Planning Officer.

23/00151/TCA – Lower Church Farm, The Oast House, Speldhurst Hill, Speldhurst

Proposal: Tree in Conservation Area Notification – Sycamore x 3, Ash x 4, Laurel x 6, Holly x 6 (G1) – reduce height by 3-4 metres and lateral spread on the south side by 2-3 metres; Ash x 1, Sycamore x 3 (G2) – reduce height by 6-7 metres.

Decision: Remain neutral, leave to Tree Officer.

23/00153/TPO – Old Well House, Langton Road, Speldhurst

Proposal: Trees: Douglas Fir (T1) – remove low hanging limb; Douglas Fir (T2) – remove low hanging limb and raise other low hanging to 3.5m.

Decision: Remain neutral, leave to Tree Officer.

23/00169/FULL – Greengarth, Ewehurst Lane, Speldhurst

Proposal: Erection of two-storey rear extension, Erection of front porch and detached car port with garden store.

Decision: Remain neutral, leave to Planning Officer.

10. **TW Local Plan**

There was nothing to report.

11. **Compliance Issues**

Farnham Lane – Farm with a possible change of use. An enquiry had been logged with the TWBC Enforcement Officer and a response had not yet been received.

12. **Items for information**

- Date of the next Planning Committee meeting is Monday 13th March 2023.

There being nothing further to discuss, the meeting finished at 8.09pm.

Chairman