



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

**Draft Minutes of a Planning Committee Meeting held at 7.30pm on  
Monday 16<sup>th</sup> August 2021 in the Palmer Room, Langton Green Village Hall, Langton Green**

---

**MEMBERS PRESENT:** Cllrs Curry, Ellery (Vice-Chairman), Myles and Rowe.

**OFFICERS PRESENT:** Mrs K Neve – Clerk (KN) and Mr C May – Clerk (CM)

**MEMBERS OF THE PUBLIC PRESENT:** There were no members of the public present.

In the absence of the Chairman, the Vice-Chairman, Cllr Ellery, assumed the Chairmanship for the meeting and welcomed Cllr Curry to his first Planning Committee 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 and Langridge (family commitment) and Rajah and Turner (Covid related).
3. **Disclosures of Interests:** Cllr Curry declared an interest in the application for Lower Church Farmhouse, Speldhurst Hill, living in relative proximity to the site and abstained from the discussion on that application.
4. **Declarations of Lobbying:** There were none.
5. **Minutes: RESOLVED** That the minutes of the Planning Committee meeting held on 12<sup>th</sup> July 2021 be approved as a correct record and signed by the Chairman.
6. **Matters Arising:** There were no matters arising.
7. **Public Open Session:** There were no members of the public present
8. **Planning Appeals:** there were none.

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

**21/02424/LBC – Stone Cross Farmhouse, Ashurst**

**Proposal:** Listed Building Consent – Single storey extension and internal alterations

**Decision:** Remain neutral, leave to Conservation Officer

**21/02423/FULL – Stone Cross Farmhouse, Ashurst**

**Proposal:** Single storey extension and internal alterations

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

**21/02453/TPO – Belsay House, 4 Holmewood Ridge, Langton Green**

**Proposal: Trees:** A1 (Limes x 4, Oak, Beech) Reduce to 2 metres below old pruning cuts and reduce lateral branches by 5-6 metres

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

**21/02387/FULL – 17 Homewood Road, Langton Green**

**Proposal:** Single storey rear extension, loft conversion with dormer and internal alterations

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

**21/02319/FULL – 4 Great Courtlands, Langton Green**

**Proposal:** Demolition of garage and erection of a single storey side/front extension

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

**21/02312/FULL – 3 Stonewall Park Road, Langton Green**

**Proposal:** Single storey pitched roof rear and side extensions

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

**21/02288/TPO – Cobblers Cottage, Leggs Lane, Langton Green**

**Proposal: Trees:** Yew (T1) – Reduce by 2m

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

**21/02252/TPO – 3 Hazelbank, Langton Green**

**Proposal: Trees:** Cedar (T1) – Remove 2 dead stumps over the highway, sever ivy, lift crown to 5.5 metres over the highway, cutting small branches only; Oak (T2) – Remove major dead and diseased wood, 25mm in diameter and over, lift crown to 5.5 metres over the highway, reduce 4 over extended low limbs by 2 to 3 metres to leave the lower crown more consistent with the upper crown and top

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

**21/02195/FULL – The Drift, Groombridge Road, Groombridge**

**Proposal:** Proposed erection of a detached outbuilding to be utilised as a gym and home office

**Decision:** Objection. The reason for the objection is that, when considered with planning application 21/02189/FULL, the combined effect will be overdevelopment and urbanisation of this site which is both within the Green Belt and Area of Outstanding Natural Beauty.

**21/02189/FULL – The Drift, Groombridge Road, Groombridge**

**Proposal:** Detached pool building with associated changing rooms

**Decision:** Objection. The reason for the objection is that, when considered with planning application 21/02195/FULL, the combined effect will be overdevelopment and urbanisation of this site which is both within the Green Belt and Area of Outstanding Natural Beauty.

**21/02166/FULL – 8 Little Mallet, Langton Green**

**Proposal:** Conversion of part of garage to living accommodation; single storey front extension

**Decision:** Objection. We note the concerns raised on the previous application which have led us to reconsider our view. We do not believe the revised plans have adequately overcome the original objections.

**21/02547/LBC – Lower Church Farmhouse, Speldhurst Hill, Speldhurst**

**Proposal: Listed Building Consent** – To fill in a garden area between two sections of the house with a new kitchen extension

**Decision:** Remain neutral, leave to Conservation Officer

10. **Recreation Ground, Southwood Road, Rusthall application 21/00068/FULL:** A joint letter from Speldhurst Parish Council and Rusthall Parish Council had been sent to Greg Clark MP expressing disappointment at his response to this application.
11. **TWBC Draft Local Plan:** there was nothing to report.
12. **Compliance Issues:**
  - Little Mallett, Langton Green: there was nothing to report.
  - Leggs Farm, Leggs Lane, Langton Green 19/02079/AGRIC: there was nothing to report. The Committee asked the Clerk to chase for an update from TWBC.
  - Walnut Cottage, Langton Road, Langton Green: the fencing had been reported to TWBC Enforcement who were investigating. The maximum height permitted is 1m.
13. **Items for Information:** Date of the next meetings – Monday 13<sup>th</sup> September and Monday 11<sup>th</sup> October 2021.

**There being nothing further to discuss, the meeting finished 8.11pm.**

Chairman