



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

**Minutes of a Planning Committee Meeting held at 7.30pm on Tuesday 18th May 2021
At the Pavilion, Langton Green Recreation Ground, Langton Green**

MEMBERS PRESENT

Cllrs Ellery, Rowe, Barrington-Johnson, Langridge, Pate (ex-officio) and Mrs Lyle (ex-officio)

OFFICERS PRESENT

Mrs Kate Harman – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT

There were no members of the public present.

To enquire if anyone intended to record the meeting

No one present intended to record the meeting.

1. Election of Chairman

RESOLVED that Cllr Barrington Johnson become an interim Chairman of the Planning committee. Cllr Barrington-Johnson took over chairing the meeting from this point onwards.

2. Election of Vice-Chairman

RESOLVED that Cllr Ellery become an interim Vice-Chairman of the Planning committee.

3. To receive and approve apologies and reasons for absence

Apologies were received from Cllrs Turner, Myles and Rajah who were currently unable to attend face-to-face meetings.

4. Disclosures of Interests

There were none.

5. Declarations of Lobbying

There were none.

6. Minutes

RESOLVED that the minutes of the Planning Committee meetings held on 19th April 2021 be approved as a correct record and signed by the Chairman.

7. **Matters Arising**

All matters arising would be dealt with under other agenda items.

8. **Public Open Session**

There were no members of the public present.

9. **Planning appeals**

20/01616/FULL

Location: Land South of Stockland Green Road, Stockland Green, Speldhurst.

Proposal: Erection of 2 new build detached dwellings.

There were no further comments to add.

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

21/01280/FULL

Location: 5 Upper Nellington, Langton Green

Proposal: Erection of a single storey rear extension, two storey side extension, demolition of garage and erection of a new exterior wall to support first floor proposed.

Decision: Remain neutral, leave to Planning Officer.

21/01286/TCA

Location: Corner Cottage, Lampington Row, Langton Green

Proposal: Trees in a Conservation Area Notification: Holm Oak, Acacia, 2 x Pines – Reduction by 25%.

Decision: Remain neutral, leave to Tree Officer.

21/01242/LAWPRO

Location: 59 Dornden Drive, Langton Green

Proposal: Lawful Development Certificate (Proposed) – Single storey orangery extension to rear of property.

Decision: Remain neutral, leave to Planning Officer.

Cllr Barrington-Johnson asked the Assistant Clerk to obtain clarification of the criteria for a LAWPRO application.

21/01164/TPO

Location: Land Adjacent to 11B Holmewood Ridge, Langton Green

Proposal: Trees: Oak (T1) – to remove lower limb from oak tree

Decision: Remain neutral, leave to Tree Officer.

21/01095/FULL

Location: 2 Stone Cottages, Groombridge Hill, Groombridge

Proposal: Single storey rear extension.

Decision: Remain neutral, leave to Planning Officer.

21/01096/LBC

Location: 2 Stone Cottages, Groombridge Hill, Groombridge

Proposal: Listed Building Consent: Single storey rear extension.

Decision: Remain neutral, leave to Conservation Officer.

21/01051/FULL

Location: 18 Salisbury Road, Langton Green

Proposal: Single storey porch addition, demolition of existing kitchen and utility and replacement with a single storey kitchen utility addition.

Decision: Remain neutral, leave to Planning Officer.

21/00989/FULL

Location: 18 Asher Reeds, Langton Green

Proposal: Removal of existing garage; erection of proposed two storey side extension and single storey rear extension.

Remain neutral, leave to Planning Officer but we do have concerns about the impact on 16 Asher Reeds.

21/01008/FULL

Location: Stable House, Langton Road, Langton Green

Proposal: Two single storey rear extensions and changes to fenestration including addition of window to first floor on front elevation, addition of 2 no. rooflights.

Decision: Remain neutral, leave to Planning Officer.

21/01009/FULL

Location: Furzewood, Barden Road, Speldhurst

Proposal: Construction of a single storey side extension.

Decision: Remain neutral, leave to Planning Officer.

21/00875/FULL

Location: Sandown, Northfields, Speldhurst

Proposal: Demolition of the existing garage; rear extension to the rear garden room; erection of a two-storey side extension and addition of two roof-lights into rear of existing roof.

Decision: We object. We have the same concerns that we raised with the original application. Additionally, we note on the delegated report that concerns have been raised regarding on-street parking which is described as “tight in this area” and note that recognition has not been given to the fact that demand for vehicle parking will increase with the increase in bedrooms at this address and whilst we understand it cannot rectify the situation, we are concerned that it will make the “bad situation” materially worse.

21/00848/FULL

Location: Breakstones, Speldhurst Road, Langton Green

Proposal: Removal of existing 1.8m (6ft) high closeboarded fence, and erection of a new 2.4m (8ft) closeboarded fence on North boundary of property.

Decision: We object on the basis that a 2.4m fence is excessive in these circumstances and could set a very unwelcome precedent in our rural environment. Replacement should be like-for-like height, so 1.8m maximum.

21/01092/LBC

Location: The Old Rectory, Langton Road, Speldhurst

Proposal: Listed Building Consent – to demolish and rebuild existing partition in cellar to match the original, including re-fitting Salvageable Elements.

Decision: Remain neutral, leave to Conservation Officer.

21/01057/FULL

Location: Holly Cottage, Bullingstone Lane, Speldhurst

Proposal: Single-storey oak framed orangery extension to rear.

Decision: Remain neutral, leave to Planning Officer.

21/01057/LBC

Location: Holly Cottage, Bullingstone Lane, Speldhurst

Proposal: Listed Building Consent - Single-storey oak framed orangery extension to rear.

Decision: Remain neutral, leave to Conservation Officer.

11. Recreation Ground, Southwood Road, Rusthall, application no. 21/00068/FULL – to agree any further action

A planning consultant had been engaged and Cllr Barrington-Johnson was participating in a zoom call with her along with a representative from Rusthall PC followed by a site visit to Jockey Farm with Mr Rusbridge the farmer and Greg Clark MP.

12. TWBC Draft Local Plan – to agree any further action

After much discussion on the draft Local Plan, sustainability in general and Site 231 in particular, councillors focussed on the fact that the purpose of this Regulation 19 consultation on the draft Local Plan is to determine the soundness and legal compliance of the plan, as opposed to the previous consultation under Regulation 18 which invited comments on options/alternatives and sites under consideration for development. On this basis, the committee agreed to remain neutral on the Regulation 19 consultation as it was felt that the lack of SPC's qualification and expertise on this matter precluded comment, but that the opportunity should be taken in the "general comments" section to reiterate and finesse the council's concerns about allocations in the parish. It was therefore **RESOLVED** to submit a neutral response (neither support nor object) to the Regulation 19 consultation, with the following comments below. As the deadline for submission is before the next Full Council it was agreed that the response be submitted, and a recommendation is made to Full Council to ratify the response at the next meeting.

Speldhurst Parish Council does not consider itself qualified to comment on the soundness or legal compliance of the Regulation 19 consultation, and therefore remains neutral on this aspect of the consultation.

However, we would like to take this opportunity to comment in relation to the allocated sites in our parish, as follows:

Site AL/SP2 (Previously AL/SP3, Jockey Farm)

Speldhurst Parish Council objects to the development plans for this site, (for reasons previously set out) awaiting result of meeting to change wording.

Site AL/SP1 (site 231)

Our concerns regarding the following have strengthened in light of changes since and proposals made following the Regulation 18 consultation:-

- *loss of green belt, building outside village environs/limits to build;*
- *safety of access to/egress from this site, particularly given the Tree Preservation Orders that were made subsequent to the Regulation 18 consultation and which further impact the safety aspects;*
- *potential overspill parking on local roads, including the main road into the village passing the local primary school close by;*
- *effect on travel, including the lack of regular local bus services or safe cycling provision. In particular, we would like reinstatement of the mention of irregular/lacking bus services in the comments on the site as this is an important local consideration;*
- *allocation of developer's contributions, which the council feels strongly should solely benefit the village affected by the development. Speldhurst Parish Council objects in the strongest possible way to developer contributions being allocated towards a development in a different village that is vehemently opposed by both this and the neighbouring parish council and their residents.*

9.30pm **RESOLVED** to extend the meeting.

13. MHCLG Electronic Communications Infrastructure Consultation – to agree a response if appropriate.

Cllr Myles had thoroughly reviewed the consultation and made a recommendation for a response on behalf of SPC which it was agreed was excellent and did not need amendment. It was **RESOLVED** that Cllr Barrington-Johnson would ask Cllr Myles to submit the response on behalf of SPC.

14. Compliance Issues

- Little Mallett, Langton Green – there was nothing further to report.
- Leggs Lane, Langton Green - 19/02079/AGRIC – TWBC had confirmed that the owner had recently submitted a retrospective application which was being validated and that SPC would be consulted on in due course.

Both compliance issues would remain on the planning agenda until they are resolved.

15. Items for Information

- The Assistant Clerk advised the dates of future planning meetings which were 14th June and 12th July 2021.

There being nothing further to discuss, the Chairman closed the meeting at 9.44pm.

Chairman