



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

**Minutes of a Planning Committee Meeting held at 7.30pm on
Monday 15th January 2024 in the Gallery Room, Langton Green Recreation Ground**

MEMBERS PRESENT: Cllrs Rowe (Chair), Tarricone (Vice-Chair) 7.35pm, Cleaver, Curry, Davies, Dooley, Muress and Norton.

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 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**
Apologies were received from Cllr Leach due to a medical appointment.
3. **Disclosures of Interests**
There were none.
4. **Declarations of Lobbying**
Cllrs Curry and Rowe had been lobbied on the application for Danemore Farm 23/03386/FULL.
5. **Minutes: RESOLVED** That the minutes of the Planning Committee meeting held on 11th December 2023 be approved as a correct record of the meeting and signed by the Chair.
6. **Public Open Session:**
There were 4 members of the public present:

Mr and Mrs Marshall regarding 23/03275/FULL: Millford House, Penshurst Road, Speldhurst

- They currently live in Millford House and their plan is to downsize into the new property.
- They are aware the site is within Greenbelt and have given considerable consideration, with the help of an architect and pre-planning advice, to how the new property will fit within the existing curtilage.
- They have agreement to their proposal from all their neighbours.
- The property is to be carbon-neutral and in a contemporary design.

Mr James Bowdidge (owner) and Ms Catherine Mackleton (dog-walker) regarding 23/03386/FULL: Land SE of Danemore Farm, Speldhurst Road, Langton Green

- Use of the field for dog-exercising began as an informal agreement with some of Mr Bowdidge's friends and neighbours.
- He was unaware he was required to obtain planning permission which explains why the application is retrospective. He now believes the field provides an important local amenity.
- There is access to the field from the Speldhurst Road via an existing gateway with parking on the road-side of the gate for a vehicle to pull into whilst the gate is opened.
- There is also hardstanding for at least two cars to turn around (to prevent users reversing out onto the busy Speldhurst Road) on the field-side of the gate.
- The field is six acres with adequate fencing around the perimeter to contain the dogs safely.
- A buffer zone between the field in question and the next neighbour along is provided in the form of unmown, unused grassland.
- The field is booked in advance by users – normally just one or two at any one time with exclusive access.
- Catherine Mackleton is a local dog-walker and uses the field regularly as a safe space for her dogs to be exercised.
- Consideration was being given by Mr Bowdidge to the hours of operation which would not be before 8am and most likely only during daylight hours.

7. **Planning Appeals**

There were none.

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

23/03275/FULL – Millford House, Penshurst Road, Speldhurst

Proposal: Erection of 4 bed dwelling.

Decision: Remain neutral, leave to Planning Officer.

23/03386/FULL – Land South-East of Danemore Farm, Speldhurst Road, Langton Green

Proposal: Change of use from agricultural field to a mixed use for agriculture and for private dog walking (retrospective).

Decision: Remain neutral, leave to Planning Officer although we would recommend a condition covering the hours of use, not before 8am.

23/03373/FULL – 8 Southfields, Speldhurst

Proposal: Erection of single storey rear extension and replacement porch.

Decision: Remain neutral, leave to Planning Officer.

23/03323/FULL – Speldhurst Bank, Barden Road, Speldhurst

Proposal: Proposed 2-bay garage.

Decision: Remain neutral, leave to Planning Officer.

23/03328/FULL – 3 Gibbetts, Langton Green

Proposal: First floor rear extension and alterations to existing single storey rear extension.

Decision: Remain neutral, leave to Planning Officer.

23/03300/LBC – East Lodge, Groombridge Road, Groombridge

Proposal: Listed Building consent – Repair works to existing boundary wall.

Decision: This work is clearly necessary and we support this application.

23/03282/FULL – Tamerton House, Furze field Avenue, Speldhurst

Proposal: Variation of Condition 2 of Planning Permission 23/02555/FULL – Amendment to size of extension, addition of window to south-east elevation.

Decision: Remain neutral, leave to Planning Officer.

23/03281/TCA – Byrams, Speldhurst Road, Langton Green

Proposal: Tree in Conservation Area Notification: Mixed hedge line (H) – reducing conifer by 3 metres and trim sides, trim and tidy yew and reduce to match conifer, trim holly and reduce viburnum to match conifer, re-pollard cretagis.

Decision: Remain neutral, leave to Tree Officer.

23/03280/TCA - Lampington Cottage, The Green, Langton Green

Proposal: Tree in Conservation Area Notification: Yew (Y) – 30% reduction of line of yew trees.

Decision: Remain neutral, leave to Tree Officer.

23/03279//TCA – Land at Sherwood Place, Speldhurst Road, Langton Green

Proposal: Tree in Conservation Area Notification – 4 no. Sweet Chestnut (SC3) – Re-pollard back to previous cuts; Mixture of Holly, Sycamore and Laurel (MXH) – 20% reduction.

Decision: Remain neutral, leave to Tree Officer.

23/03221/FULL – 2 Lampington Row, Langton Green

Proposal: Single storey rear extension including 4 no. rooflights.

Decision: Remain neutral, leave to Planning Officer.

9. Compliance Issues

Cllr Rowe said that he had noticed shipping containers had been installed on private land on Leggs Lane. The Assistant Clerk was asked to contact TWBC Planning to find out if planning permission is required.

10. Items for information

- Date of next meeting: 12th February 2024 in the Palmer Room, LGVH. Cllr Muress gave his apologies.
- Local Development Scheme update: Cllr Curry said that as a Borough Councillor he had been lobbied regarding site 231 which is off Ferbies in Speldhurst and which appears to have been reduced in size. He recommended all councillors view the

Local Plan on the Tunbridge Wells Borough Council (TWBC) website. The Assistant Clerk would circulate the latest update email from TWBC to all members.

- Trees in a Conservation Area: An email had been received from TWBC Planning advising that parish councils are not consulted on 'TCA' (Tree in a Conservation Area) applications however if they wish to comment, their views, if made by the determination deadline will be taken into account. The Assistant Clerk would not be able to obtain an extension for members' comments on these applications. It was agreed to continue with the existing procedure that all tree applications, excluding fellings, are to have a comment of 'Remain neutral, leave to Tree/Conservation Officer' submitted. Applications containing trees which are to be felled would be given full consideration.
- Cllr Norton said that he had been in conversation with Mr David Martin of Martin Homes regarding Burrswood in Groombridge. Residents were concerned about the lack of progress being made on site, lack of communication from the owners and general lack of maintenance being carried out to the buildings - in particular the Manor House. Mr Martin assured Cllr Norton that they had been busy applying to TWBC for pre-application advice for the site to become residential (as opposed to a care home which was not viable) and that they anticipated building twenty new homes in addition to development of some of the existing buildings. Cllr Norton reminded Mr Martin that TWBC was the primary authority for Burrswood and Speldhurst Parish Council (SPC) was therefore the main point of contact when it came to consulting and informing residents. Martin Homes hoped to provide SPC with an update on their proposals in the coming months.

There being nothing further to discuss, the meeting finished at 8.24pm.

Chair