



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

**Minutes of a Planning Committee Meeting held at 7.30pm on
Tuesday 19th April 2022 in the Palmer Room, Langton Green Village Hall, Langton Green**

MEMBERS PRESENT: Cllrs Barrington-Johnson (Chairman), Curry, Langridge, Norton, Rowe and Mrs Soyke.

Note: Cllr Mrs Soyke plans to join the planning committee following resolution of her membership at the May Full Council meeting. She would be temporarily replacing Cllr Turner who is unable to attend due to Covid related reasons.

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:** No one present intended to record the meeting.
2. **To receive and approve apologies and reasons for absence:** Apologies were received from Cllr Rajah due to illness.
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 14th March 2022 be approved as a correct record and signed by the Chairman.
6. **Public Open Session:** There were no members of the public present.

Cllr Norton reported back to the committee regarding the Glover Review which was commissioned by the government to review AONBs and National Parks and his feedback recommended an increase in accessibility of these areas which included such things as the provision of more affordable housing. His recommendations were then put to public consultation, the deadline for which had now passed however it was noted that all the recommendations were sensible and SPC would not have needed to respond.

7. **Planning Appeals**
21/02615/LAWPRO – Millford House, Penshurst Road, Speldhurst
Proposal: Lawful Development Certificate (Proposed) - Erection of garden shed

This application had been considered at a previous meeting and a decision of “We support the council’s position that this should be a FULL planning application” had been submitted by the Assistant Clerk. The appeal would remain on the agenda until decided.

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

22/00911/FULL – 9 Upton Quarry, Langton Green

Proposal: Demolition of conservatory and erection of two storey rear extension.

Decision: Remain neutral, leave to Planning Officer.

22/00910/FULL – 9 Upton Quarry, Langton Green

Proposal: Demolition of single storey porch and erection of two storey front extension.

Decision: Remain neutral, leave to Planning Officer.

22/00882/FULL – 4 Speeds Farm Place, Langton Green

Proposal: Single storey side extension to western elevation.

Decision: Remain neutral, leave to Planning Officer.

22/00895/TPO – 15 The Boundary, Langton Green

Proposal: Trees: 2 Oak – Fell.

Decision: Remain neutral, leave to Tree Officer however we would like a reduction of the trees rather than a felling to be considered by the Tree Officer. If felled, we would seek an assurance that the trees will be replaced.

22/00878/TCA – Larkhill, Langton Road, Speldhurst

Proposal: Trees in a Conservation Area – Cypress (G1) Reduce height by 3-4 metres following one tree falling in the recent storm.

Decision: Remain neutral, leave to Conservation Officer.

22/00766/FULL – 30 Dornden Drive, Langton Green

Proposal: Front extensions to existing dwelling, raising of rear roof to accommodate new second storey living space, removal of garage door, addition of roof lights, redesign of rear of dwelling.

Decision: Remain neutral, leave to Planning Officer however we would like the potential overlooking of neighbours to be reviewed, as well as the substantial increase in the roof-line height.

22/00749/FULL – Speldhurst Bank, Barden Road, Speldhurst

Proposal: Erection of single storey outbuilding for use as home office and gym.

Decision: Remain neutral, leave to Planning Officer.

22/00731/TPO – Belsay House, 4 Holmewood Ridge, Langton Green

Proposal: Trees: Atlas Cedar – reduce outer long limbs to N/NW by up to 2m. Remove torn/dead limb to SW back to join with stem. Light circa 1m-1.5m end reductions all over.

Decision: Remain neutral, leave to Tree Officer.

22/00955/TPO – Belsay House, 4 Holmewood Ridge, Langton Green

Proposal: Trees: Atlas Cedar – reduce torn limb back to join with stem; reduce laterals by 2m; reduce laterals through crown by 1.5m; deadwood removal.

Decision: Remain neutral, leave to Tree Officer.

KCC/TW/0032/2022 and 22/00725/COUNTY – Speldhurst Primary School, Langton Road, Speldhurst

Proposal: Consultation from County Council: Alterations to existing kitchen and construction of new kitchen extension including retrospective planning permission for the bin store.

Decision: We support this application.

22/00920 /TCA – Speldhurst Primary School, Langton Road, Speldhurst

Proposal: Trees: Common Ash – remove: suspended or broken branches; Common Ash – reduce crown by approx. 3m (30%); Silver Birch – pollard to 5m.

Decision: Remain neutral, leave to Planning Officer.

22/00700/FULL – Broom Farm, Broom Lane, Langton Green

Proposal: Installing a sunken pool.

Decision: Remain neutral, leave to Planning Officer.

22/00679/FULL – Bradleys Mill, Speldhurst Hill, Speldhurst

Proposal: Variation of Condition 5 (Landscaping) of 21/00742/FULL – to allow phasing of landscaping scheme rather than full implementation.

Decision: Remain neutral, leave to Planning Officer.

22/00607/FULL – Rusthall House Cottage, Langton Road, Langton Green

Proposal: Erection of two storey house in the grounds of Rusthall House Cottage.

Decision: Remain neutral, leave to Planning Officer.

22/00563/FULL – 1 Forstall, Langton Green

Proposal: Conversion of Garage to Living Accommodation.

Decision: Remain neutral, leave to Planning Officer.

22/00367/FULL – Apple Garth, 11 St Mary’s Lane, Speldhurst

Proposal: Conversion of existing garage into office space.

Decision: Remain neutral, leave to Planning Officer.

22/0935/TPO – 7 Hither Chantlers, Langton Green

Proposal: T16 – Oak Tree – Reduction by 30%.

Decision: Remain neutral, leave to Tree Officer.

22/0917/TCA – Church of St Mary the Virgin, Speldhurst Hill, Speldhurst

Proposal: Trees: Common Lime x 14: Re-pollard to previous points removing all vertical growth.

Decision: Remain neutral, leave to Tree Officer.

9. TW Local Plan

Cllr Rowe confirmed that the first stage of the investigation had been successfully completed by the Inspector who had now moved on to the second stage.

10. Trees on The Green

Cherry trees had been planted along the edge of the Green very close to the railing and road. Whilst the positive sentiment behind the planting was recognised, there was concern regarding the size of the trees and their proximity to the highway and that once

mature, the trees would enclose the Green, preventing the openness at the heart of the village which residents currently enjoy. The maintenance of the trees would fall to the landowner, particularly if they overhang the highway, and this may be considerable once the trees were more mature. It was hoped the trees can be replanted in more appropriate locations. Cllr Barrington-Johnson and Langridge were liaising regarding how the parish council could help resolve the issue.

11. Compliance Issues

- Little Mallett, Langton Green: The Assistant Clerk would chase KCC for an update on this matter which had been outstanding for nearly two years.
- Ashurst Place, Langton Green: The Assistant Clerk was asked to find out if the application for further works had been approved.

12. Items for information

- Cllr Rowe asked the Assistant Clerk to look into the application prepared on behalf of SPC by the Living Forest for a tree in Pocket Park which had recently been refused. He was concerned that the application had not been completed with all the necessary accompanying background detail which reflected badly on the parish council.

There being nothing further to discuss, the meeting finished at 8.12pm.

Chairman