



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

**Minutes of an Online Planning Committee Meeting held at  
7.30pm on Monday 19<sup>th</sup> April 2021  
Applications for Consideration and Discussion via Electronic Communication**

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**MEMBERS PRESENT**

Cllrs Rajah (Vice-Chairman), Rowe, Turner, Barrington-Johnson, Langridge and Myles

**OFFICERS PRESENT**

Mrs Kate Harman – Assistant Clerk

**MEMBERS OF THE PUBLIC PRESENT**

There were no members of the public present.

**1. Welcome by the Chairman**

In the absence of Cllr Ellery, Cllr Rajah as Vice-Chairman agreed to chair the meeting and welcomed everyone attending.

**2. To enquire if anyone intends to record the meeting**

No one present intended to record the meeting.

**3. To receive and approve apologies and reasons for absence**

Apologies were received from Cllr Ellery who was unwell.

**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 15<sup>th</sup> March 2021 be approved as a correct record and signed by the Chairman.

**7. Matters Arising**

All matters arising would be dealt with under agenda item 11.

**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.

Councillors agreed that they had already submitted a very comprehensive objection to the initial application and had no further comments to add.

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

**21/00968/FULL**

Location: 63 The Boundary, Langton Green, Tunbridge Wells, TN3 0YA

Proposal: Removal of conservatory, proposed single storey side and rear wraparound extension.

Decision: Remain neutral, leave to Planning Officer.

**21/00901/TCA**

Location: Dower House, Bird in Hand Street, Groombridge, Tunbridge Wells, TN3 9QJ

Proposal: Trees in a Conservation Area Notification: Willow (T1) – reduce by 3-4m all over, remove the lowest limb growing over the road.

Decision: Remain neutral, leave to Tree Officer.

**21/00898/LDCEX**

Location: 78 Dornden Drive, Langton Green, Tunbridge Wells, TN3 0AJ

Proposal: Lawful Development Certificate (Existing) – the construction of an infill rear extension.

Decision: Remain neutral, leave to Planning Officer.

**21/00876/TCA**

Location: Speldhurst Primary School, Langton Road, Speldhurst, Tunbridge Wells, TN3 0NP

Proposal: Trees in a Conservation Area Notification: Small leafed Lime – remove suspended or broken branches; Small-leafed lime – remove major dead wood; Narrowleaf ash – remove suspended or broken branches; Common ash – remove major dead wood.

Decision: Remain neutral, leave to Tree Officer.

**21/00740/FULL**

Location: Oakfield, Hither Chantlers, Langton Green, Tunbridge Wells, TN3 0BJ

Proposal: Two storey side extension and part first floor side extension; garage conversion and alterations to fenestration and cladding.

Decision: Remain neutral, leave to Planning Officer.

**21/00699/FULL**

Location: Stonewall, Speldhurst Road, Langton Green, Tunbridge Wells, TN3 0JH

Proposal: Conversion of existing garage to annex; single storey extension to form new garage and store; removal of rooflight and installation of new rooflight and 4 no. dormers (alternative to scheme approved under 18/03474/FULL).

Decision: Remain neutral, leave to Planning Officer.

**21/00674/TPO**

Location: Little Stonewall, Speldhurst Road, Langton Green, Tunbridge Wells, TN3 0JH

Proposal: Trees: Hybrid black poplar – pollard to 12m; Holm oak – reduce crown by approximately 4m; Scots pine – fell to 5m.

A decision to remain neutral and leave to Tree Officer had been made and submitted on this application at the SPC Full Council meeting on 12<sup>th</sup> April 2021.

**21/00655/FULL**

Location: 26 Upper Profit, Langton Green, Tunbridge Wells, TN3 0BZ

Proposal: Replacement of existing roof dormer with enlarged timber clad structure.

Decision: Remain neutral, leave to Planning Officer.

**21/00654/FULL**

Location: 23 Dornden Drive, Langton Green, Tunbridge Wells, TN3 0AA

Proposal: Construction of a garage.

Decision: Remain neutral, leave to Planning Officer.

**21/00618/FULL**

Location: Millford House, Penshurst Road, Speldhurst, Tunbridge Wells, TN3 0PH

Proposal: Proposed new dwelling to the east of Milford House.

Decision: Remain neutral, leave to Planning Officer.

**21/00594/FULL**

Location: 2 Roopers, Speldhurst, Tunbridge Wells, TN3 0QL

Proposal: Erection of a porch.

Decision: Remain neutral, leave to Planning Officer.

**21/00548/FULL**

Location: 26 Lampington Row, Langton Green, Tunbridge Wells, TN3 0JG

Proposal: Erect a wood-effect garden office.

Decision: Remain neutral, leave to Planning Officer.

**21/00514/FULL**

Location: 6 Ironstones, Langton Green, Tunbridge Wells, Kent TN3 0YD

Proposal: Demolition of the existing rear single storey extension and conservatory; erection of a single storey rear extension connecting to the separate existing detached garage.

Decision: Remain neutral, leave to Planning Officer.

**21/00366/FULL**

Location: Small Brook Fields Etherington Hill Speldhurst Tunbridge Wells

Proposal: Conversion of existing barn to a two-bedroom dwelling including the demolition of an existing stable building and replacing with an open car barn with use of existing access onto Lower Green Road and full details of proposed landscaping.

Decision: We have no concerns regarding the basis of the development, but we object on the grounds that the supporting evidence is no longer up to date eg the bat survey and ecological report.

**11. Compliance Issues**

- Little Mallett, Langton Green – an email had been received from KCC confirming that the residents in question had been contacted and asked to reinstate their boundaries within 21 days from the date of the letter. Failure to do so would result in a Notice being served.
- Leggs Lane, Langton Green - 19/02079/AGRIC – an email had been received from the TWBC Enforcement Officer confirming that the landowner had until the end of April in which to submit a retrospective planning application for the works.

It was agreed that both compliance issues would remain on the planning agenda until they are resolved.

**12. Recreation Ground, Southwood Road, Rusthall, application no. 21/00068/FULL- to agree any further action**

Rusthall Parish Council (RPC) were investigating the likely costs of appointing a planning consultant to obtain advice on getting the proposals removed from the Local Plan which would be shared with SPC. RPC were drafting a letter to Greg Clark MP jointly from both SPC and RPC. It was agreed that any engagement with media should be put on hold until the advice of a planning consultant had been obtained.

**13. TWBC Draft Local Plan**

It was noted that this round of the consultation would address any legal objections to the plan and all existing comments were still valid. Members agreed that a review of SPC's response regarding site 231, land adjacent to Ferbies, Speldhurst, should go on the agenda at the next Full Council meeting so that the parish council's position could be reconfirmed. Additionally, a response to the consultation regarding Jockey Farm, application 21/00068FULL, and its removal from the plan would be decided at Full Council.

**14. To consider the committee's priorities for 2021**

It was agreed that Cllr Langridge would write the committee's priorities on behalf of the planning committee in liaison with the Admin Assistant which would include: 1. Encouraging residents to sign up to planning alerts; 2. Non-compliance of planning regulations and 3. The importance of obtaining listed building consent.

**15. St Michaels, Burrswood, Groombridge**

The format and content of the meeting with Martin Homes was discussed and it was agreed that residents should be allowed to attend the video meeting and submit questions via the chat facility. The Assistant Clerk was asked to clarify the detail with Martin Homes and the notice for the meeting would be posted the following day with further information to follow.

**16. Items for Information**

- The Assistant Clerk had circulated information regarding a KALC planning conference on 12<sup>th</sup> May and asked councillors to let her or the Clerk know if they wished to attend.
- Cllr Langridge said that residents of Langton Green were concerned about Ashurst Place which is a listed building - work appeared to have stopped despite there being no roof. The Assistant Clerk was asked to contact TWBC to obtain clarification on the current situation.

There being nothing further to discuss, the Chairman closed the meeting at 8.32pm.

Chairman