



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

**Minutes of a Planning Committee Meeting held at 7.30pm on
Monday 16th January 2023 in the Council Offices, Langton Green Recreation Ground**

MEMBERS PRESENT: Cllrs Barrington-Johnson (Vice-Chair as Chair), Mrs Dooley, Norton, Rowe and Mrs Soyke.

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 advised that she was recording the meeting on a laptop 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 Curry who had a prior engagement and Cllrs Tarricone and Rajah who were both unwell.

3. Disclosures of Interests

The Assistant Clerk declared an interest in application no. 22/03541/FULL – she is the applicant.

4. Declarations of Lobbying

There were none.

5. Minutes: RESOLVED That the minutes of the Planning Committee meeting held on 14th November 2022 be approved as a correct record of the meeting and signed by the Chairman.

6. Public Open Session:

There were no members of the public present.

7. Planning Appeals

- **21/02615/LAWPRO – Millford House, Peshurst Road, Speldhurst:** There was nothing to report.
- **21/04144/FULL – Land Adj Pax Cottage, Stockland Green Road, Speldhurst:** There was nothing to report.

8. Terms of Reference

Councillors considered appending a list of Non-Material Considerations to the Terms of Reference on the request of the Environment Committee. It was agreed not to append the list for the following reasons:

- The parish council is merely a consultee and such a high level of detail was not required;
- Members of the committee are not technical planning experts and offer only a local opinion on behalf of the parish to assist the planning officer who makes the decision;
- By appending a list, the committee were opening themselves up to being challenged as to whether they had actually considered every item on the list and to prove that they had;
- Councillors were also concerned that apart from having to address every point on all applications, such a long list becomes exclusive and by implication prevents the consideration of an aspect not on the list.
- These factors made it unfeasible.

It was agreed that Cllr Norton would circulate a draft paragraph clarifying the situation for approval by members which could be incorporated into the Terms of Reference.

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

22/03608/FULL – Little Barden, Barden Road, Speldhurst

Proposal: Variation of Condition 2 of Planning Permission 22/0061/FULL (One bedroom extension to rear at first floor level) – Varying approved plans.

Decision: Remain neutral, leave to Planning Officer.

22/03541/FULL – 12 Dene Way, Speldhurst

Proposal: Part garage conversion.

Decision: Remain neutral, leave to Planning Officer.

22/03508/FULL – 5 Newlands, Langton Green

Proposal: Single-storey side/rear extension.

Decision: Remain neutral, leave to Planning Officer.

22/03490/FULL – 3 Speeds Farm Place, Langton Green

Proposal: Erection of outbuilding and shed in the rear garden with new pavement area.

Decision: Remain neutral, leave to Planning Officer.

22/03479/FULL – Orchard House, Broom Lane, Langton Green

Proposal: Change of approved house type to Plot 2 consented under application reference 20/03356/FULL dated 5th February 2021 to include elevational changes, proposed internal alterations, provision of accommodation within roof space, 2 No. front facing dormer windows and roof windows to flank and rear roof slopes.

Decision: Remain neutral, leave to Planning Officer.

22/03483/FULL – Heathgate House, Langton Road, Langton Green

Proposal: Single Storey Extension.

Decision: Remain neutral, leave to Planning Officer.

22/03482/FULL – Spring Water Barn, Pokehill Farm, South Farm Lane, Langton Green

Proposal: Amendment to planning application 20/02357/FULL to include the retention of lean-to element and alterations to the exterior design.

Decision: Remain neutral, leave to Planning Officer.

22/03438/FULL – 12 Hither Chantlers, Langton Green

Proposal: Demolition of existing garage and single storey side extension. Removal of main house hipped roof with associated alterations to first floor fenestration, Removal of part pitched roof to existing rear single storey extension and replace with flat roof and rooflights, Alterations to raise roof eaves to create second floor rooms, Erection of two-storey link and bedroom extension, Erection of front and rear dormers, Erection of new porch to front elevation.

Decision: Remain neutral, leave to Planning Officer.

10. **TW Local Plan**

The Assistant Clerk had circulated a document regarding the Kent Minerals and Waste Local Plan for information only.

11. **Compliance Issues**

A member of the public had raised a query regarding a possible change of use at a farm on Farnham Lane in Rusthall and the Assistant Clerk had raised a query with TWBC Enforcement.

12. **Items for information**

- Date of the next Planning Committee meeting is Monday 13th February 2023.

There being nothing further to discuss, the meeting finished at 8.05pm.

Chairman