



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

**Minutes of a Planning Committee Meeting held at 7.30pm on  
Monday 26<sup>th</sup> September 2022 in the Gallery Room, Langton Green Village Hall, Langton Green**

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**MEMBERS PRESENT:** Cllrs Barrington-Johnson (Vice-Chair, in the Chair), Curry, Norton, Rowe and Mrs Soyke.

**OFFICERS PRESENT:** Mrs K Harman – Assistant Clerk

**MEMBERS OF THE PUBLIC PRESENT:** There was one member 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 Rajah who had a prior engagement.

**3. Disclosures of Interests**

Cllr Norton advised in the interests of clarity, that whilst he does not have a pecuniary interest in application 22/01645/FULL for Groombridge Place, he does live in close proximity to the estate.

**4. Declarations of Lobbying**

Cllr Norton had been lobbied by residents regarding application 22/01645/FULL for Groombridge Place.

**5. Minutes: RESOLVED** That the minutes of the Planning Committee meeting held on 15<sup>th</sup> August 2022 be approved as a correct record of the meeting and signed by the Chairman.

**6. Public Open Session:** Susanna Sanlon of Evolution Planning was attending the meeting to speak on behalf of Groombridge Place Estates and answer councillors' questions. She explained that the intention was to only hire the accommodation out to low impact groups such as businesses and families. The estate is undergoing an extensive programme of restoration works investing in its future, having lacked any real investment over the past twenty years. These restoration works require a higher value revenue stream which it is hoped can be obtained from the rentals.

Cllr Curry asked if a Noise Management Plan (NMP) would be produced, in response to the requests from residents and consultees. Ms Sanlon said that if a NMP was made a condition of consent then it would be produced however it would prove difficult to police.

Cllr Norton said that the underlying thrust of the restoration works are very welcome and supported by residents however most have very serious concerns about the effect on their quality of life should amplified music be regularly permitted in what is a quiet rural area and which could be the cumulative effect of different family groups hiring the accommodation every weekend. The current controls do not curb activities adequately.

Ms Sanlon explained that the application in question only applied to the house and that the outside areas were governed by many other separate approvals.

Cllr Rowe noted that the existing restrictions on the use of the land only apply to official events and not informal inter-generational family gatherings. There is no indication on the application of the frequency of any events or gatherings which leaves the residents of Groombridge unprotected.

## **7. Planning Appeals**

### **21/02615/LAWPRO – Millford House, Penshurst Road, Speldhurst**

**Proposal:** Lawful Development Certificate (Proposed) - Erection of garden shed  
There was nothing to report.

## **8. Planning Applications**

### **22/02508/FULL – 10 Hither Chantlers, Langton Green**

**Proposal:** Erection of two-storey side extension.

**Decision:** Remain neutral, leave to Planning Officer.

### **22/02495/FULL – Beech Hanger, Groombridge Road, Groombridge**

**Proposal:** Demolition of the existing rear conservatory and lean-to store; Erection of a glazed single storey rear extension and a single storey extension to the existing front porch (to include repositioning of front door with side windows); extended paved area, steps and low-level retaining walls; other external alterations to the house and associated landscaping works.

**Decision:** Remain neutral, leave to Planning Officer.

### **22/02524/FULL – Danemore Park Lodge, Langton Road, Speldhurst**

**Proposal:** Proposed summerhouse.

**Decision:** Remain neutral, leave to Planning Officer.

### **22/02423/FULL – 3 Blowers Hill Cottage, Stockland Green Road, Speldhurst**

**Proposal:** Erection of single storey rear extension.

**Decision:** Remain neutral, leave to Planning Officer.

### **22/02386/FULL – 50 Dornden Drive, Langton Green**

**Proposal:** Erection of single storey rear extension.

**Decision:** Remain neutral, leave to Planning Officer.

### **22/02310/FULL – 1 Silcocks Cottage, Poundsbridge Lane, Fordcombe**

**Proposal:** Single storey rear kitchen extension.

**Decision:** Remain neutral, leave to Planning Officer.

### **22/02311/LBC – 1 Silcocks Cottage, Poundsbridge Lane, Fordcombe.**

**Proposal:** Listed Building consent for single storey rear kitchen extension.

**Decision:** Remain neutral, leave to Conservation Officer.

**22/02285/LBC – The Dower House, Bird in Hand Street, Groombridge**

**Proposal:** Addition of ¾ height wall panelling in the entrance hall with appropriate detailing, replacement hearth tiles in fireplace, new radiators, new steps, removing living room paintwork, alterations to wall lights, removal of basement paintwork, replacement of insulation.

**Decision:** Remain neutral, leave to Conservation Officer.

**22/02322/FULL – 11 Lampington Row, Langton Green**

**Proposal:** Erection of two-storey side extension.

**Decision:** The before and after drawings are not consistent in terms of dimensions and subject to it being the before that is wrong, we have no objections and leave to the Planning Officer.

**22/02255/TPO – 7 Hither Chantlers, Langton Green**

**Proposal:** Trees: Oak T17 (044/2003) – Fell.

**Decision:** We object on the basis the applicant has not provided an arboricultural report as required to justify the felling.

**22/01645/FULL – Groombridge Place, Groombridge Hill, Groombridge**

**Proposal:** Continued unrestricted use as a C3 dwelling, with the additional use for residential commercial lettings with occasional non-residential commercial day lettings (sui generis).

**Decision:** We are in full support of the Environmental Protection team's request for a Noise Management Plan as a condition of any approval. In consideration of all our residents in Groombridge, we want this to be a specific requirement. Remain neutral, leave to Planning Officer.

**22/02605/TPO – 5 Hither Chantlers, Langton Green**

**Proposal:** T1 Oak – deadwood oak tree to prevent branches falling on house and driveway.

**Decision:** Remain neutral, leave to Tree Officer.

**9. TW Local Plan**

An update from TWBC had been circulated. Cllr Rowe said that it appeared Site 231 had been extended and members questioned whether this was a technicality with TWBC removing the Greenbelt classification for the extra triangle of land. The Assistant Clerk would email TWBC to obtain clarification.

**10. Trees on the Green, Langton Green**

A disappointing response had been received from the TWBC Conservation Officer. It was agreed that Cllr Barrington-Johnson would discuss the matter further with Cllr Rajah.

**11. Planning Committee Budget requirements 2023/24**

Members could not foresee any budget requirements for 2023/24 and it was agreed that all future meetings of the planning committee would be held in the SPC office to reduce expenditure on meeting rooms going forward.

**12. Compliance Issues**

- Little Mallett, Langton Green  
This item was resolved and would be removed from future agendas.
- Ashurst Place, Langton Green  
The receipt and expenditure of developer's funds was on the Amenities Working Group agenda. This item had primarily referred to works being undertaken on the building

before planning consent had been granted and it would therefore be removed from future planning agendas.

**13. Items for information**

- Details of new members of staff in TWBC Planning Department had been circulated by the Assistant Clerk.
- Date of the next planning committee meeting is Monday 17<sup>th</sup> October 2022 in the office.
- Information on Material Planning Considerations had been circulated by Mr Edward Langridge.
- Following postponement of the planning meeting on the 12<sup>th</sup> September due to the national period of mourning, the Assistant Clerk had been unable to obtain further extensions for two applications. After consultation with Mr Carlos Hone, Head of Planning at TWBC, Cllr Rajah (Planning Chair) and Cllr Curry (SPC Chair), it was agreed to submit the following responses on behalf of SPC:

**22/02212/FULL – The Hollonds, Broom Lane, Langton Green** : Remain neutral, leave to Planning Officer.

**22/02226/TPO – The Anchorage, Langton Road, Speldhurst** : Remain neutral, leave to Tree Officer.

- Cllr Curry advised that he had met Mr Carlos Hone, the new Head of Planning at TWBC at the KALC meeting. He is intending to provide more training to parish councils on the protection of AONB and outreach.

**There being nothing further to discuss, the meeting finished at 8.59pm.**

Chairman