



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

**Minutes of a Planning Committee Meeting held at 7.30pm on
Tuesday 15th February 2022 in the Palmer Room, Langton Green Village Hall, Langton Green**

MEMBERS PRESENT: Cllrs Rajah (Chair), Barrington-Johnson, Curry, Langridge and Rowe.

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 Turner (Covid related).
3. **Disclosures of Interests:** Cllr Curry declared an interest in application no. 21/04149/FULL – he is the applicant.
4. **Declarations of Lobbying:** There were none.
5. **Minutes: RESOLVED** That the minutes of the Planning Committee meeting held on 17th January 2022 be approved as a correct record and signed by the Chairman.
6. **Matters Arising:** There were none.
7. **Public Open Session:** There were no members of the public present.
8. **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.
9. **Planning applications for discussion and decision:**

21/04244/TPO – Northfield Lodge, Langton Road, Langton Green

Proposal: Trees T2 (Beech) – reduce by 3-4m all over; T4 (Beech) – reduce by 3-4 m all over; T3 (Sycamore) – reduce by 3-4m all over.

Decision: Remain neutral, leave to Tree Officer.

21/04190/FULL – 30A Holmewood Ridge, Langton Green

Proposal: Demolish existing detached pitched roof bungalow and replace with new larger bungalow.

Decision: Remain neutral, leave to Planning Officer however we would like to remind planners of the height restriction imposed on the original building approval in 2009. We see no reason why this height limit should not be adhered to for this application also.

21/04157/TPO – Belsay House, 4 Holmewood Ridge, Langton Green

Proposal: Trees: Lime (T1) – cut to old pruning points (approx. 4-5m).

Decision: Remain neutral, leave to Tree Officer.

21/04144/FULL – Land adjoining Pax Cottage, Stockland Green Road, Speldhurst

Proposal: Demolition of existing garages, erection of a single storey dwellinghouse with associated access and landscaping.

Decision: We object on the grounds that we do not believe that any of the original objections that were raised in the planning appeal have been addressed.

21/04149/FULL – Land Opposite the Old Post Office, Barden Road, Speldhurst

Proposal: Installation of an electrical cabinet on a concrete base in parking area.

Cllr Curry abstained from discussions regarding this application.

Decision: Remain neutral, leave to Planning Officer.

22/00183/FULL – The Old Cottage, Langton Road, Langton Green

Proposal: Garage conversion to habitable accommodation.

Decision: Remain neutral, leave to Planning Officer.

22/00184/LBC – The Old Cottage, Langton Road, Langton Green

Proposal: Listed Building consent - Garage conversion to habitable accommodation.

Decision: Remain neutral, leave to Conservation Officer.

22/00185/FULL - The Old Cottage, Langton Road, Langton Green

Proposal: Erection of new single storey outbuilding and landscaping.

Decision: Remain neutral, leave to Planning Officer however we note that the applicant has stated that there is no intention to segregate this building from the main house and we would like to see a restriction imposed to ensure the building cannot be converted into a separate, permanent, residential property.

22/00139/FULL – 2 Manor Court Cottage, Ashurst Road, Ashurst

Proposal: Erection of two storey side extension with rear dormer, addition of rear dormer to existing roof. Erection of single storey extension to rear. Alterations to entrance way.

Decision: Remain neutral, leave to Planning Officer.

22/00138/LAWPRO – 28 First Street, Langton Green

Proposal: Lawful Development Certificate (Proposed) – Installation of permeable paving to provide parking for two vehicles; installation of 5 dropped kerbs and 2 tapered kerbs either side to be used as vehicle crossover.

Decision: We support this application given the strong demand for parking and the fact that this will remove some of the on-street parking.

22/00055/FULL – Bay Tree House, Southfields, Speldhurst

Proposal: Proposed demolition of existing garage and construction of new two storey rear and side extensions and new attached garage. Proposed exist from driveway onto road and two storey porch.

Decision: Remain neutral, leave to Planning Officer.

22/00041/FULL – 4 Birchetts Avenue, Langton Green

Proposal: Erection of two storey side extension and covered porch, with conversion and extension of garage to facilitate this. Addition of external insulated render and new windows.

Decision: Remain neutral, leave to Planning Officer.

22/00001/FULL – Larkins, Furzefield Avenue, Speldhurst

Proposal: Re-modelling of existing roof including raising of ridge height; first floor side extension; external alterations including alterations to fenestration.

Decision: Remain neutral, leave to Planning Officer.

21/04229/FULL – 8 Newlands, Langton Green

Proposal: Erection of flat roofed, single storey extension to the rear and side of the dwelling.

Decision: Remain neutral, leave to Planning Officer.

21/04139/FULL – Waterfrets Farm, Burnt House Lane, Langton Green

Proposal: Demolition of existing shed and garage; conversion and extension of existing buildings to provide 1 no. dwelling including the provision of garden area and associated landscaping.

Decision: Remain neutral, leave to Planning Officer.

21/04007/FULL – April Cottage, 4 Penshurst Road, Speldhurst

Proposal: Single storey side extension.

Decision: Remain neutral, leave to Planning Officer.

10. Manor Court Farm, Ashurst Road, Ashurst

An email had been received from a developer on behalf of the landowner requesting a meeting with SPC to discuss his proposals. It was agreed that the Assistant Clerk contact the developer and invite him to the March planning committee meeting.

11. Scriventon Farm and Buildings application 21/01465/FULL

Members discussed the disappointing reply received from William Benson in response to the email sent by Cllr Rajah following the application being permitted at the TWBC planning meeting. It was agreed that the Chairman would draft an email for approval by the committee inviting TWBC's in-house Landscape and Biodiversity Officer to a meeting with members to explain his exact criteria and the reasoning behind the decision made on this application. Members felt it did not demonstrate TWBC's duty to conserve and enhance the AONB and requested information on how to address future applications of a similar nature.

12. TW Local Plan

The second round of Matters and Issues would be published on the 16th February as part of the examination by the Planning Inspector. Once this information was available, the

working group would consider any further action.

13. Compliance Issues

- **Little Mallett, Langton Green**

KCC had advised that due to delays caused by Covid 19, the residents had been given extra time in which to reinstate their boundaries. The new deadline was 7th March 2022 and the Assistant Clerk had requested an update from the Enforcement team following the site visit.

- **Ashurst Place, Langton Green**

SPC were pursuing a developer's contribution towards a pedestrian crossing on the Speldhurst Road near to the primary school. The nature of the change of use of Ashurst Place would most likely change the nature of travel to and from the building, coinciding with movements associated with the school and potentially making a dangerous situation even more dangerous. It was hoped the provision of a crossing could provide appropriate mitigation to ensure the school could continue to operate in a safe and efficient manner and encourage active travel by residents.

14. Items for information

- The Assistant Clerk asked members to note the Planning Committee meeting schedule for 2022.

There being nothing further to discuss, the meeting finished at 8.28pm.

Chairman