



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

**Minutes of a Planning Committee Meeting held at 7.30pm on
Monday 11th March 2024 in the Palmer Room, Langton Green Recreation Ground**

MEMBERS PRESENT: Cllrs Rowe (Chair), Cleaver, Curry, Muress and Norton.

OFFICERS PRESENT: Mrs K Harman – Assistant Clerk (AC).

MEMBERS OF THE PUBLIC PRESENT: There were 3 members of the public present.

1. **To enquire if anyone intends to record the meeting**
The Assistant Clerk was recording the meeting 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 Leach who had a prior engagement and Cllr Davies who had a personal commitment.
3. **Disclosures of Interests**
Cllr Curry said he would decline to comment on application 22/0074/FULL – Beacon Hotel, Tea Garden Lane, Royal Tunbridge Wells because his wife is the Environment Health Officer for Tunbridge Wells Borough Council (TWBC) for this application.
4. **Declarations of Lobbying**
Cllr Curry had been lobbied regarding application 24/00339/FULL - Millford House, Penshurst Road, Speldhurst and Cllr Norton had been lobbied regarding application 24/00570/TCA – 3 The Walks, The Green, Groombridge.
5. **Minutes: RESOLVED** That the minutes of the Planning Committee meeting held on 12th February 2024 be approved as a correct record of the meeting and signed by the Chair.
6. **Public Open Session:**

24/00554/FULL – Manor Court Farm, Ashurst Road, Ashurst

Mr Steve Hiscocks of Magnum Opus, Developers of the Manor Court Farm site in Ashurst was attending to explain his most recent application to members. In summary, he raised the following points:

- The application is for a second element of a further 8 homes. He circulated photographs of the site and the buildings under construction.
- Impact on the openness of the greenbelt is not limited to built form but also related to use of land. The fact that the site was formerly used as a commercial campsite means there will be some existing impact to be traded against.

- The buildings are intended to represent a natural evolution of the original farm site, sympathetic to the setting and which will not be visible from the road.
- Existing infrastructure is being utilised such as access which helps mitigate impact.
- Provision of much needed one- and two-bedroom properties in a community setting.
- In an effort to improve wider public benefit, Magnum Opus are sponsoring TWBC affordable housing with a £256,000 contribution, they have offered up a community infrastructure project at parish level and these payments are in addition to the normal Kent County Council (KCC) and Ashdown Forest contributions.

Mrs James Chapple, owner of Manor Court Farmhouse in Ashurst was attending to object to the application and he raised the following points:

- The developer is virtually doubling the size of the original development site.
- The volume of traffic to site will therefore double – all off a narrow country A road.
- There is no infrastructure in place to service the needs of the one-bed properties which would most probably be lived in by young couples or the elderly.
- Light pollution and damage to the wildlife and natural habitats currently on the site.
- Should the proposal go ahead, their farmhouse would be surrounded on all sides by other properties, vastly reducing their privacy and views.

24/00497/FULL – 1 The Cricketers, Third Street, Langton Green

Mr Matthew Newman, owner of 1 The Crickets, was attending to explain his application to councillors and noted the following points:

- The existing conservatory is getting old – it leaks and creaks and needs replacing.
- The proposed extension would be on exactly the same footprint as the existing conservatory.
- He has liaised with all his neighbours regarding the proposal and party wall negotiations and has received no objections.

7. Planning Appeals

There were none.

8. Planning applications for discussion and decision:

24/00554/FULL – Manor Court Farm, Ashurst Road, Ashurst

Proposal: Redevelopment of campsite and former garden land for 8 houses.

Decision: We remain neutral but would draw attention to the concerns raised by the neighbour of 'Plot 1'. We are heartened to see one-bed properties in the proposal and also the high quality of the application.

The AC was asked to contact Cllr Tarricone and Mrs Julia Soyke, both of whom live in Ashurst, for suggestions on infrastructure projects in the village.

24/00570/TCA – 3 The Walks, The Green, Groombridge

Proposal: Trees in a Conservation Area Notification: Cherry – Fell.

Decision: Remain neutral, leave to Conservation Officer.

24/00520/TCA – Bryanstone, Langton Road, Speldhurst

Proposal: Tree in a Conservation Area Notification: Spruce (T1) – Dismantle to near ground level.

Decision: Remain neutral, leave to Conservation Officer.

24/00497/FULL – 1 The Cricketers, Third Street, Langton Green

Proposal: Single Storey rear extension to replace extension.

Decision: Remain neutral, leave to Planning Officer.

24/00479/TCA – Forge House, The Green, Langton Green

Proposal: Trees in a Conservation Area Notification: Silver Birch (SB1); Hornbeam (HB1) – 30% reduction and crown raise up to 1m.

Decision: Remain neutral, leave to Tree Officer.

24/00434/FULL – 8 Oxlea, Langton Green

Proposal: Single-storey side extension and replacement single-storey rear extension.

Decision: Remain neutral, leave to Planning Officer.

24/00426/FULL – 25 Hither Chantlers, Langton Green

Proposal: Demolition of existing and replacement two-storey rear extension, integral garage conversion and associated external alternations.

Decision: Remain neutral, leave to Planning Officer.

24/00404/FULL – 20 Northfields, Speldhurst

Proposal: Replacement rear extension and single storey side extension.

Decision: Remain neutral, leave to Planning Officer.

24/00370/LBC – Lampington Cottage, The Green, Langton Green

Proposal: Listed Building Consent – Repair/replace rotten wood corner posts to front of house. Repair cracking concrete floor to front of garage. Make cracked lead-lined channel waterproof. Cap to north chimney. Replace missing/cracked tiles on roof and tile-hung elevations. Renovate pointing to Southern wall.

Decision: We support this application.

24/00381/LAWPRO – April Lodge, Langton Road, Langton Green

Proposal: Lawful Development Certificate (Proposed) – Loft conversion including rear dormer and 3 no. rooflights.

Decision: Remain neutral, leave to Planning Officer.

24/00339/FULL – Millford House, Penshurst Road, Speldhurst

Proposal: Erection of 4 bed dwelling.

Note: This was an identical application which was resubmitted by the applicants for technical reasons and was not reconsidered by members.

24/00302/FULL – 10 Mercers, Langton Green

Proposal: First floor extension over garage and ground floor extension to front and side, changes to fenestration and external materials.

Decision: Remain neutral, leave to Planning Officer.

24/00273/FULL – 1 Speeds Farm Place, Langton Green

Proposal: Erection of greenhouse with associated landscaping.

Decision: Remain neutral, leave to Planning Officer.

24/00274/FULL – 27 Great Footway, Langton Green

Proposal: Erection of two storey side extension, single storey rear extension and removal of chimney.

This application was considered at the February meeting.

24/00107/FULL – Stone Cross Farmhouse, Ashurst Road, Ashurst

Proposal: Repositioning of existing access to dwelling and gate.

Decision: Remain neutral, leave to Planning Officer.

22/0074/FULL – Beacon Hotel, Tea Garden Lane, Royal Tunbridge Wells

Proposal: Restoration of historic cold bath, two storey guest accommodation building and two temporary 'iglu' buildings to provide guest accommodation with associated works.

Decision: We do not think the new information provided gives any cause to change our original comments. We continue to object to this application.

9. **Compliance Issues**

10. **Items for information** – the following were noted:

- Date of next Planning Committee meeting: 15th April 2024 – Palmer Room, LGVH.
- KALC Training Bulletin – for information.
- Public Consultation on TWBC's response to the Inspector's findings on the New Local Plan.

There being nothing further to discuss, the meeting finished at 8.34pm.

Chair