



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

DRAFT MINUTES OF A PLANNING COMMITTEE MEETING
held at 7.30pm on Monday 15th June 2026
in the Parish Office, Langton Green Recreation Ground

MEMBERS PRESENT: Cllrs Curry, Cleaver, Farley, Dickens (arrived at 19:35) and Littlefield.

OFFICERS PRESENT: S Neve – Deputy Clerk

MEMBERS OF THE PUBLIC PRESENT: There were 5 members of the public present.

1. **Election of Chair**

RESOLVED that Cllr Curry be elected as Chair of the Planning Committee.

2. **Election of Vice Chair**

RESOLVED that Cllr Norton be elected as Vice Chair of the Planning Committee, written consent having been provided in his absence.

3. **TO ENQUIRE IF ANYONE PRESENT INTENDS TO FILM, PHOTOGRAPH AND/OR RECORD THE MEETING**

The Deputy Clerk was recording the meeting on her laptop to assist with accuracy of the minutes. The recording would be deleted in line with the recording of the meetings policy.

4. **TO RECEIVE AND APPROVE APOLOGIES AND REASONS FOR ABSENCE**

Apologies were received and accepted from Cllr Tarricone (personal reasons) and Cllr Norton (due to family commitments).
Cllr Leach was absent from the meeting.

5. **DISCLOSURE OF INTERESTS**

There were none.

6. **DECLARATIONS OF LOBBYING.**

There were none

7. **MINUTES OF THE PLANNING COMMITTEE MEETINGS HELD ON 20th April 2026 RESOLVED**

It was **RESOLVED** that the minutes of the Planning Committee Meeting held on the 20th of April be approved as a correct record of the meeting and signed by the Chair.

8. **PUBLIC OPEN SESSION**

There were five members of the public present. They expressed an interest in planning applications 26/01091/FULL (Field House), 26/01033/FULL (Arundel House), and 26/01137/PIP (Land to the rear of Bradleys Grain House).

The Chair proposed, and it was agreed, that these applications be brought forward under Agenda Item 10 to allow the residents to make representations at the time the applications were considered.

9. **PLANNING APPEALS**

There were none.

10. PLANNING APPLICATIONS FOR CONSIDERATION

26/01091/FULL – Field House, Hollonds Farm, Langton Road, Langton Green.

Proposal: Change of use of existing agricultural access to serve adjacent dwellinghouse.

Decision: The Committee supports this application, noting that Highways and Kent County Council had no objections.

26/01033/FULL – Arundel House, 11B Holmewood Ridge, Langton Green

Proposal: Single-storey side extension & link garage to the main dwelling; alterations to the fenestration.

Decision: Remain neutral.

26/01137/PIP – Land Rear Of Bradleys Grain House, Speldhurst Hill, Speldhurst

Proposal: Permission in Principle – Self-build dwelling.

Decision: The Committee objects to this application. We are deeply sceptical of this attempt to pass as exceptional circumstances required to build on this AONB land. We agree with neighbours that this site is most likely not “Grey” land, and consider the assertion that the land would qualify as sustainable land (i.e. the residents would not be reliant on cars to access local services) to have no relation whatsoever to reality; there are no shops, services etc within walking distance and it is between two steep hills. It is our opinion that this is a low-quality application which makes several individually weak arguments which fail under inspection.

26/00965/FULL – Court Lodge, Groombridge Road, Groombridge

Proposal: Tractor Shed

Decision: Remain neutral.

26/00994/FULL – 40 Asher Reeds, Langton Green

Proposal: First floor side extension, two storey rear extension and alterations to garage.

Decision: Remain neutral.

26/01061/FULL – 1 Waterfrets Cottage, Burnt House Lane, Langton Green

Proposal: Two-storey rear extension; addition of window.

Decision: Remain neutral. The Committee noted their concerns about the light fall and general impact for the adjoining neighbour and would request they are consulted.

26/00932/TPO – The Hollands, Broom Lane, Langton Green

Proposal: TREES: Ash (T1) - section fell to approx. 1.5m from ground level; Red Oak (T2) - remove deadwood; Red Oak (T3) - section fell to approx. 6m from ground level; Oak (T4) - reduce limb by 2m; Oak (T5) - remove 2 lowest limbs back to point of origin; Small Leaved Lime (T6) - section fell to ground level; Western Red Cedar (T7) - section fell to approx. 8m from ground level

Decision: Remain neutral, defer to tree officer.

26/01086/FULL – 6 Bushy Gill, Langton Green

Proposal: Single-storey rear extension & first floor side extension; roof alterations

Decision: Remain neutral.

26/01055/FULL – 24 Upper Profit, Langton Green

Proposal: First-floor side extension; removal of chimneys

Decision: Remain neutral.

26/01204/FULL – Little Oaklands, Langton Road, Langton Green

Proposal: EV charger on boundary wall

Decision: The Committee support this application. Noting that it is a very high-quality application for an unobtrusive addition to the property.

26/01181/LBC – Little Oaklands, Langton Road, Langton Green

Proposal: Listed Building Consent – Replacement timber garage doors.

Decision: The Committee support this application; going from modern to traditional timber is an enhancement for the property.

26/01198/LBC – Stone Cross Farmhouse, Ashurst Road, Ashurst

Proposal: Listed Building Consent – Alterations to convert garage to gym & outbuilding to games room.

Decision: The Committee remain neutral and noted that this is reasonable sympathetic updating.

26/01246/FULL – Stone Cross Farmhouse, Ashurst Road, Ashurst

Proposal: Conservation of outbuilding to a games room; alterations to weatherboarding.

Decision: Remain neutral.

26/01139/LBC – Sandstones, Langton Road, Speldhurst

Proposal: Listed Building Consent – Replacement roof slates with new felting

Decision: Remain neutral, defer to Conservation Officer.

26/00960/FULL – OS Plot 1026, Land North of Ashurst Recreation Ground, Ashurst Hill, Ashurst

Proposal: Excavation of ponds.

Decision: The Committee support this application noting the significant increase in biodiversity and improvement in flood plain.

26/01245/LAWPRO – 21 Newlands, Langton Green

Proposal: Installation of solar panels on the roof of dwelling permitted under 24/02650/FULL and 26/00614/FULL

Decision: Remain neutral.

11. COMPLIANCE ISSUES

There were none.

12. ITEMS FOR INFORMATION

- **Burrswood**

The Chair advised that there has been recent contact with the developers and confirmed that any further updates would be relayed to the Committee in due course.

- **The Pig, Groombridge Place**

The Chair reported that Groombridge Place had been sold by The Pig and confirmed that any new information would be provided to the Committee as it becomes available.

- **DATE OF NEXT PLANNING COMMITTEE MEETING.**

13th July 2026, Parish Office, Langton Green Village Hall at 7.30pm

There being nothing further to discuss, the meeting closed at 8.06pm

Chair