



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

**Minutes of a Planning Committee Meeting held at 7.30pm on
Monday 14th March 2022 in the Gallery Room, Langton Green Village Hall, Langton Green**

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

OFFICERS PRESENT: Mrs K Harman – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There were 3 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 Cllrs Turner (Covid related) and Rowe (illness).
3. **Disclosures of Interests:** There were none.
4. **Declarations of Lobbying:** There were none.
5. **Minutes: RESOLVED** That the minutes of the Planning Committee meeting held on 15th February 2022 be approved as a correct record and signed by the Chairman.
6. **Matters Arising:** There were none. It was agreed that this item could be removed from future agendas.
7. **Public Open Session:**

Manor Court Farm, Ashurst Road, Ashurst: Steven Hiscocks from the site's developer, Modl Group, was attending to explain their proposals. James and Jessica Chapple were also attending, to hear the proposals. Mr Hiscocks said that the site currently contains mainly commercial storage buildings which are unlisted, with their agricultural use long since gone. The Farmhouse is however listed. Modl Group were working very closely with TWBC with the first pre-application advice already received and shared with members and a second pre-app currently with TWBC which Mr Hiscocks said he would share with SPC when available. He went through the current proposals document in detail, explaining the reasoning behind the plans, to demonstrate that Modl Group's aim was to preserve the historical nature of the development in line with the NPPF and provide a positive benefit to the Greenbelt as much as possible. He explained that there would be a considerable reduction in the proposed volume for the site which should equate to a reduction in vehicular movements.

There then followed a brief question and answer session with councillors and members of the public and the Chairman thanked Mr Hiscocks for attending and said he looked forward to receiving updates from him as available.

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:**

22/00563/LAWPRO – 1 Forstall, Langton Green

Proposal: Lawful Development Certificate (proposed) – Conversion of Garage to Living Accommodation.

Decision: Remain neutral, leave to Planning Officer.

22/00562/FULL – 13 Little Footway, Langton Green

Proposal: Demolition of existing garage and construction of two storey side extension single storey rear extension and additional rooflights to the existing single storey flat roof projection with hardstanding to front of property to provide additional off-road parking.

Decision: Remain neutral, leave to Planning Officer.

22/00517/FULL – 7 Ironstones, Langton Green

Proposal: Erection of first floor side extension and single storey front extension.

Decision: Remain neutral, leave to Planning Officer.

22/00478/FULL – Northfield Lodge, Langton Road, Langton Green

Proposal: Erection of two store rear extension.

Decision: Remain neutral, leave to Planning Officer however we are concerned that regarding an earlier request for crown reduction, those trees appear to have been felled.

22/00451/FULL – Little Dormanack, Stonewall Park Road, Langton Green

Proposal: Erection of a two-storey extension to the rear; single storey rear extension; front porch extension; replacement doors and windows.

Decision: Remain neutral, leave to Planning Officer.

22/00345/FULL – Burnt Cottage, Langton Road, Speldhurst

Proposal: Demolition of existing row of six communal concrete garages and the erection of a row of six new communal timber garages, plus replacement hardstanding.

Decision: We support this application.

22/00307/FULL – Bluebell Cottage, 30 First Street, Langton Green

Proposal: Demolition of existing rear single-storey extension; proposed roof conversion including rear dormer and roof light; new single storey side and rear extension.

Decision: We remain neutral and leave to the Planning Officer however we are concerned that there may be an issue of overlooking onto the new block of flats being built at 5-11 Homewood Road due to the large windows proposed for this application.

22/00188/LBC – Speldhurst Primary School, Langton Road, Speldhurst

Proposal: Listed Building Consent: Alterations to existing kitchen and construction of new kitchen extension.

Decision: Application already approved.

22/00274/FULL – 32 Holmewood Ridge, Langton Green

Proposal: Erection of single storey extensions to the front, rear and sides of property.

Decision: Remain neutral, leave to Planning Officer.

21/04192/FULL – Went Farmhouse, Langton Road, Speldhurst

Proposal: Erection of single storey side and rear extension.

Decision: Remain neutral, leave to Planning Officer.

KCC/TW/0037/2022 – Broomhill Bank School (Western Side), Broomhill Road, Speldhurst

Proposal: Erection of a new sports hall building.

Decision: Remain neutral, leave to Planning Officer.

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

Members considered the email received from William Benson and agreed that there would be no benefit in responding.

12. TW Local Plan

There was nothing to report.

13. Review of Fixed Assets

It was agreed that the Planning Committee are not responsible for any fixed assets.

14. Compliance Issues

- Little Mallett, Langton Green: The Assistant Clerk advised that she had spoken to KCC who were meeting soon to agree the way forward with this case. Members agreed that it was the principle of not wishing to set a precedent which was the important consideration on this occasion.
- Ashurst Place, Langton Green: The Assistant Clerk advised that following the rejection from KCC for a pedestrian crossing, she had provided the TWBC Planning Officer with details of both benches and a path to the junior playground in the hope that one or both of these items would be considered for a developer's contribution.

15. Items for information

- Cllr Langridge said he had noticed a disappointing lack of neighbour's comments on the planning portal. It was agreed that the Assistant Clerk would ask Catherine Barrett to put an article in the local magazines raising awareness with instructions on how residents can enter comments and also encouraging them to look at site notices. Cllr Curry would include this matter in his talk at the APM.
- Cllr Langridge said he was concerned about a line of trees which had been planted by the Langton Green Village Society along the edge of the Green. Once the trees were fully grown, they would obstruct the view to the Green which was considered an integral part of the local amenity. It was agreed that Cllr Langridge should draft an email to the TWBC Conservation Officer to obtain advice regarding steps the Parish Council could take to get the trees moved to a more suitable location.
- Cllr Curry asked members for contributions towards his talk on planning at the APM.

- Cllr Norton said that he had attended a recent KALC Planning conference which included information regarding the Glover Review of AONB and Conservation areas. He would investigate this matter further and report back if appropriate.

There being nothing further to discuss, the meeting finished at 8.35pm.

Chairman