



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

## **DRAFT MINUTES OF A PLANNING COMMITTEE MEETING**

**held at 7.30pm on Monday 16<sup>th</sup> March 2026  
in the Parish Office, Langton Green Recreation Ground**

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**MEMBERS PRESENT:** Cllrs Curry (Chair) Norton (Vice-Chair), Cleaver, Farley and Littlefield.

**OFFICERS PRESENT:** S Neve - Deputy Clerk.

**MEMBERS OF THE PUBLIC PRESENT:** There were none.

**1. 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.

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

Apologies had been received from Cllr Dickens (due to family commitments), Cllr Tarricone (due to work commitments) and Cllr Leach (due to family commitments).

**3. DISCLOSURE OF INTERESTS**

Cllr Norton declared an interest in application 26/00209/LBC – Crown Cottage, Groombridge Hill, Groombridge and took no part in the discussion or voting on this item.

Cllr Cleaver declared an interest in application 26/00430/FULL Hazel House 17B Dornden Drive and took no part in the discussion or voting on this item.

Cllr Farley declared an interest in application 26/00415/FULL Romney Cottage, Langton Road, Langton Green and took no part in the discussion or voting on this item.

**4. DECLARATIONS OF LOBBYING**

Cllrs Farley had been lobbied regarding application 25/03014/FULL – 23 Newlands, Langton Green.

**5. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 16<sup>th</sup> FEBRUARY 2026**

**RESOLVED** that the minutes of the Planning Committee meeting held on 16<sup>th</sup> February 2026 be approved as a correct record of the meeting and signed by the Chair.

**6. PUBLIC OPEN SESSION**

There were no members of the public present.

**7. PLANNING APPEALS**

There were none.

## 8. PLANNING APPLICATIONS FOR CONSIDERATION

### **26/00434/TPO Arundel House 11B, Holmewood Ridge, Langton Green**

**Proposal:** Trees: Oak (T1) – Reduce canopy by 1.5-2m to secondary growth points; remove weak regrowth shoots up to 2.5-3m long; remove deadwood greater than 25mm diameter in canopy.

**Decision:** Based on the information provided, we have no objection to the work proposed. Administrative note: we are pleased to see Tunbridge Wells Borough Council requested further information for this application before validation, as this has historically been missing for tree cases. We would request the prior-state heights and ideally photographs in an ideal case.

### **26/00415/FULL Romney Cottage, Langton Road, Langton Green**

**Proposal:** Extension and alterations to garage to create annexe.

**Decision:** No objection, but we note that a large portion of the application has been redacted, and the application form appears to be missing from the portal, so we lack appropriate context past what is provided. Please could we request the Planning Officer provides some insight/justification to redactions in the future? Based on this limited information, we would request that a planning condition is implemented, which will keep the annex deferential to the main property, not becoming its own independent address.

### **26/00282/LBC Penn Cottage, The Green, Langton Green**

**Proposal:** Listed Building Consent – rear storey extension with associated internal alterations; blocking up of an existing ground floor window; replacement of external door and three ground floor windows.

### **26/00281/FULL Penn Cottage, The Green, Langton Green**

**Proposal:** Single storey rear extension and alterations to fenestration.

**Decision:** The plans appear reasonable in overview, and we appreciate the clear visual separation between the heritage part of the property and the proposed modern. However, we align with the Conservation Officer and support their recommendation of refusal until heritage matters are appropriately addressed.

### **26/00378/FULL 11 Dornden Drive, Langton Green**

**Proposal:** Erection of ground floor front/porch extension; single storey side and rear extensions; and two-storey rear extension.

**Decision:** This is a substantial increase to the massing of the property but appears sympathetic to the existing design and area around surrounding. Special note for Dornden Drive: We would kindly request that the applicant takes into careful consideration traffic management during construction as Dornden Drive is a busy throughfare and several similar projects are underway. While some wear to the grass verge is inevitable, please check and restore the grass verge after the project is completed.

### **26/00209/LBC Crown Cottage, Groombridge Hill, Groombridge**

**Proposal:** Listed Building Consent – Replacement of external guttering and down pipes; replacements of external weatherboarding.

**Decision:** As the Conservation Officer has agreed in principle, we have no objection to plans as stated.

**26/00430/FULL Hazel House, 17B Dornden Drive, Langton Green**

**Proposal:** Erection of annexe.

**Decision:** No objection to the application. We would request that a planning condition is implemented which will keep the annexe deferential to the main property, not becoming its own independent address. Special note for Dornden Drive: we would kindly request that the applicant takes into careful consideration traffic management during construction as Dornden Drive is a busy thoroughfare and several similar projects are underway. While some wear is inevitable, please check and restore the grass verge after the project is completed.

**25/03014/FULL 23 Newlands, Langton Green**

**Proposal:** Erection of a new dwellinghouse & associated landscape works.

**Decision:** Since submission, the local sentiment on this application has become clear, and we would request that the Planning Officer makes some targeted site visits around the properties most directly affected. Based on the revised plans, overlooking to 1 Mercers should be carefully evaluated from the windows facing this property. Any excavations, and we fear they may be significant, that are required to deliver this property, on a gradient, will need to be cleared with the relevant drainage authority.

**26/00438/FULL Oast View, Stonewall Park Road, Langton Green**

**Proposal:** Two-storey rear extension; single-storey side extension; alterations to the external fenestration.

**Decision:** This is a high-quality application, and we appreciate the presence of a Bat Survey. The survey contains several findings and recommendations, and naturally, we would request that those recommendations are respected. The massing, while a significant increase, appears proportionate to the neighbouring properties. We have no objection to this application and leave it in the capable hands of the Planning Officer.

**9. COMPLIANCE ISSUES**

There were none.

**10. ITEMS FOR INFORMATION**

- **Burrswood.**  
The Clerk, Chair, Deputy Clerk and two Councillors are due to attend a site visit for more information on proposed plans for the estate.
- **Date of next Planning Committee meeting.**  
20<sup>th</sup> April 2026, Palmer Room, Langton Green Village Hall at 7.30pm

There being nothing further to discuss, the meeting closed at 8.07pm

**Chair**