



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

**Minutes of a Planning Committee Meeting held at 7.30pm on
Monday 18th July 2022 in the Palmer Room, Langton Green Village Hall, Langton Green**

MEMBERS PRESENT: Cllrs Curry, Langridge, Norton, Rowe and Mrs Soyke.

OFFICERS PRESENT: Mrs K Harman – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There were no members of the public present.

In the absence of Cllrs Rajah, Planning Committee Chairman and Barrington-Johnson, Vice-Chair, it was **RESOLVED** that Cllr Rowe Chair the meeting.

1. To enquire if anyone intends to record the meeting

The Assistant Clerk advised that she was recording the meeting on a laptop 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 Cllrs Barrington-Johnson – holiday, and Rajah – funeral.

3. Disclosures of Interests

- Cllr Norton said that having read the guidance on disclosing interests, he did not believe a declaration was appropriate, however in the interests of being thorough, he advised the committee that he is a resident of Groombridge village and lives in reasonably close proximity to Groombridge Place which was being discussed under application 22/01645/FULL.
- Cllr Mrs Soyke advised that she is a neighbour of Stone Cross Farmhouse – applications 22/10848/FULL and 22/01831/LBC.
- Cllr Langridge said that he had raised the issue of the Trees on The Green, Langton Green initially with the Village Society which had resulted in the matter having undergone further consideration.

4. Declarations of Lobbying

Cllr Norton had been approached by several residents of Groombridge regarding application 22/01645/FULL.

5. Minutes: RESOLVED That the minutes of the Planning Committee meeting held on 20th June 2022 be approved as a correct record of the meeting and signed by the Chairman.

6. Public Open Session: There were no members of the public present.

7. **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.

8. **Planning applications for discussion and decision:**

22/01863/FULL – Little Stonewall, Speldhurst Road, Langton Green

Proposal: Conversion of existing oast house into entertainment space, ancillary to main dwelling.

Decision: Remain neutral, leave to Planning Officer.

22/01848/FULL – Stone Cross Farmhouse, Ashurst Road, Ashurst

Proposal: Amendment to approved application 21/02423/FULL (Fenestration alterations, additional rooflight, repositioning of external boiler).

Decision: Remain neutral, leave to Planning Officer.

22/01831/LBC – Stone Cross Farmhouse, Ashurst Road, Ashurst

Proposal: Listed Building Consent – Amendment to approved application 21/02424/LBC.

Decision: Remain neutral, leave to Conservation Officer.

22/01826/FULL – 18 Newlands, Langton Green

Proposal: Two-storey rear extension.

Decision: Remain neutral, leave to Planning Officer.

22/01828/FULL – Ragstones, Penshurst Road, Speldhurst

Proposal: Demolition of existing conservatory. Erection of rear extension, addition of roof lights on rear and side of property.

Decision: Remain neutral, leave to Planning Officer.

22/01765/FULL – 36 Dornden Drive, Langton Green

Proposal: Proposed single storey extension, first floor extension, loft conversion with hip to gable roof extensions and dormers.

Decision: Remain neutral, leave to Planning Officer.

22/01704/FULL – Northfield Lodge, Langton Road, Langton Green

Proposal: Erection of two storey rear extension.

Decision: Remain neutral, leave to Planning Officer.

22/01645/FULL – Groombridge Place, Groombridge Hill, Groombridge

Proposal: Change of use from C3 residential commercial lettings with occasional non-residential commercial day lettings (sui generis).

Decision: Remain neutral, leave to Planning Officer however we are concerned that there are no specific proposals covering noise impact assessments and mitigation measures in relation to the change of use, should it be approved.

22/01423/FULL – 10 Great Footway, Langton Green

Proposal: Construction of a two-storey rear and side extension, loft conversion with dormer window to rear and garage conversion.

Decision: Remain neutral, leave to Planning Officer.

22/01415/FULL – Willow Tree Cottage, Franks Hollow Road, Speldhurst

Proposal: Construction of new garage.

Decision: A decision had already been submitted for this application.

22/01337/FULL – 32 Holmewood Ridge, Langton Green

Proposal: Erection of single storey extensions to the front, rear and sides of property. Alterations to internal layout of first floor.

Decision: Remain neutral, leave to Planning Officer.

9. Trees on the Green

Cllr Barrington-Johnson had provided an update to members regarding the planting of cherry trees along the boundary of the Green, Langton Green. It was acknowledged that the parties involved did not wish to move the trees from the edge of the Green and as a last resort, Cllr Barrington-Johnson would be asked to draft a letter to be sent by the Clerk to the TWBC Conservation Officer appealing to him for assistance in resolving the matter.

10. TW Local Plan

There was nothing to report.

11. Compliance Issues

- Little Mallett, Langton Green: KCC had confirmed that one property had reinstated its original boundary and the other had been given an extension on health grounds.
- Ashurst Place, Langton Green: Application 21/02886/FULL for conversion of the 23 bed former care home to 7 private apartments, 2 mews houses and associated access, parking, garages and amenity space (Part Retrospective) had been permitted. The Assistant Clerk was asked to chase the Planning Officer to obtain clarification on how SPC could access the developer's funds to carry out the agreed projects on the Recreation Ground.

12. Items for information

Date of the next meeting is Monday 15th August 2022.

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

Chairman