



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

**Minutes of a Planning Committee Meeting held at 7.30pm on
Monday 17th January 2022 in the Palmer Room, Langton Green Village Hall, Langton Green**

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

OFFICERS PRESENT: Mrs K Harman – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There were no 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 Cllr Turner (Covid related).
3. **Disclosures of Interests:** Cllr Pate declared an interest in the application for Scriventon Farm and Buildings.
4. **Declarations of Lobbying:** There were none.
5. **Minutes: RESOLVED** That the minutes of the Planning Committee meeting held on 13th December 2021 be approved as a correct record and signed by the Chairman.
6. **Matters Arising:** Cllr Curry advised that his own personal planning application had been in planning validation for a month which indicated the delays currently being faced at TWBC.
7. **Public Open Session:** There were no members of the public present.
8. **Planning Appeals**
21/02615/LAWPRO – Millford House, Penshurst Road, Speldhurst
Proposal: Lawful Development Certificate (Proposed) - Erection of garden shed
Decision: We support the council's position that this should be a FULL planning application.
9. **Planning applications for discussion and decision:**

21/04230/COUNTY - Broomhill Bank School, Broomhill Road, Rusthall, TN3 0TB
Proposal: Details of external materials, including colour finishes, pursuant to Condition 3 of planning permission TW/21/3471.
Decision: Remain neutral, leave to Planning Officer.

21/04115/FULL – 4 Stockland Green Road, Speldhurst TN3 0TY

Proposal: Erection of two storey side extension (partly at first floor level), plus porch canopy.

Decision: Remain neutral, leave to Planning Officer.

21/04087/FULL – South Cottage, Lower Green Road, Speldhurst TN3 0NB

Proposal: Proposed first floor bedroom extension over existing kitchen at ground floor level.

Decision: Remain neutral, leave to Planning Officer.

21/04055/FULL – 8 Speeds Farm Place, Langton Green, TN3 0BQ

Proposal: Construction of a single storey side extension; demolition of existing outbuilding and minor alterations to landscaping.

Decision: Remain neutral, leave to Planning Officer.

21/04064/FULL – 35 Hither Chantlers, Langton Green TN3 0BL

Proposal: Demolition of the existing conservatory, erection of a two-storey front, side and rear extension; single storey rear extension; conversion of garage into habitable accommodation and alterations to fenestration.

Decision: Remain neutral, leave to Planning Officer.

21/04057/FULL – Silcocks Farm, Poundsbridge Lane, Fordcombe TN3 0RJ

Proposal: Variation of Condition 2 (Approved Plans) of 20/03364/FULL to substitute drawings which reflect the design development since planning permission was granted. These are considered to be non-material in nature. For the new revised drawings to be referred to in the approval.

Decision: Remain neutral, leave to Planning Officer.

21/04005/FULL – The Granary Park Farm, Langton Road, Langton Green TN3 9SS

Proposal: The change of use of a barn to a dwelling including a small single storey extension and minor external alterations.

Decision: Remain neutral, leave to Planning Officer.

21/03957/FULL – Scriventon House, Franks Hollow Road, Speldhurst TN3 0UA

Proposal: Reinstatement of original chimney, adjustment to window apertures and addition of a rear porch.

Decision: Remain neutral, leave to Planning Officer.

22/00034/TCA – Stable Cottage, Speldhurst Road, Langton Green TN3 0JL

Proposal: Tree in a conservation area notification; Oak – crowning to prevent further overhanging of my cottage.

Decision: Remain neutral, leave to Conservation Officer.

21/04092/FULL – Land South-East of Garfield, Langton Road, Langton Green

Proposal: Demolition of derelict Garages and construction of a single storey one bed dwelling with associated parking and amenity space.

Decision: We object on the basis of unacceptable over-development on a tiny plot, immediately adjacent to another dwelling.

Councillors asked the Assistant Clerk to contact the planning officer to invoke a category Y under the Tunbridge Wells Agreement.

10. Scriventon Farm and Buildings application 21/01465/FULL – Cllr Rajah reported on the TWBC Planning Committee meeting which he had attended representing SPC on 12/01/2022 and which other members had viewed remotely. The meeting was very well attended with SPC's three Borough Councillors as well as Cllr Rajah speaking to object. Over 80 objections had been received from members of the public. The application had been permitted and the general feeling amongst members at this decision was of both disappointment and anger who felt that the Borough Council had ignored all their representations and the reasoning behind their objections. It was agreed that Cllr Rajah would draft a formal letter of objection to TWBC from SPC for review by other members, outlining the specific concerns but principally that SPC concerns as a major stakeholder were ignored.

11. TWBC Draft Local Plan

A Notice of Independent Examination had been received which advised that the Secretary of State had appointed an inspector to carry out an independent review of the Plan and report his conclusions. The letter gave a list of dates for hearings and it was unclear whether a representative from SPC would be required to attend. The Assistant Clerk advised that she had emailed the administrator to gain further information and would report back the response.

12. Compliance Issues

- Little Mallett, Langton Green – there was nothing to report.

13. Items for Information

- SPC had received advice from residents that building works were being undertaken on Ashurst Place in Langton Green. The TWBC Enforcement Officer had been alerted and advised a site visit would be carried out. The Assistant Clerk would circulate his findings to the committee and the application would be added to the list of Compliance Issues for future meetings.
- Cllr Pate asked the Assistant Clerk to compose a list illustrating the number of TWBC decisions made in the last year which had differed to SPC's, paying particular attention to applications which SPC had strongly objected to and which had consequently been approved by TWBC planning.

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

Chairman