



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

MINUTES OF A PLANNING COMMITTEE MEETING

held at 7.30pm on Monday 20th April 2026
in the Parish Office, Langton Green Recreation Ground

MEMBERS PRESENT: Cllrs Curry (Chair) Norton (Vice-Chair), Cleaver, Farley, Leach 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 were received and accepted from Cllr Tarricone (due to work commitments) and Cllr Dickens (due to family commitments).

3. **DISCLOSURE OF INTERESTS**

There were none.

4. **DECLARATIONS OF LOBBYING.**

There were none

5. **MINUTES OF THE PLANNING COMMITTEE MEETINGS HELD ON 16TH MARCH 2026 RESOLVED**

It was **RESOLVED** that the minutes of the Planning Committee Meeting held on the 16th of March (date corrected from the incorrect date shown on agenda) 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**

26/00584/FULL – Stoney Creek, 17B Holmewood Ridge, Langton Green

Proposal: (Retrospective) Proposed outbuilding

Decision: Remain neutral, defer to Planning Officer.

26/00539/FULL – Scriventon Farm Buildings, Four Winds Farm, Speldhurst

Proposal: Variation of Condition 2 of Planning Permission 25/02128/FULL – (Change of wall materials from vertical timbers to black brick and standing seam metal)

Decision: Remain neutral. The Committee welcomes the proposed solar installation.

26/00372/FULL Green River Farm Burrswood, Groombridge

Proposal: Retention off mobile home and decking.

Decision: The Committee supports this use of the land and would like to see it continue.

26/00549/TPO Holmewood House School, Barrow Lane, Langton Green

Proposal: TREES (excluding non-protected trees in shaded boxes within the Arboricultural Condition Survey (ACSO): Various works on 74no. trees including removal, reduction, crown lifting, re-pollarding & coppicing as per ACS

Decision: Defer to Tree Officer. The Committee requests that any trees removed be replaced with appropriate replanting.

26/00614/FULL 21 Newlands, Langton Green

Proposal: Variation of Condition 2 of Planning Permission 24/02650/FULL – (amendments to the footprint of the dwelling; alterations to the external fenestration & chimneys; removal of a dormer window & replacement with a rooflight; repositioning of 2no rooflights; internal reconfiguration)

Decision: The Committee has no comment in regards to these specific amendments to the larger scheme.

26/00585/TPO Oak House, Furzefield Avenue, Speldhurst

Proposal: Trees: Ash x3 (G1) – cut back to boundary

Decision: Remain neutral, defer to Tree Officer.

26/00668/FULL Land To The Rear Of, Roseleigh, Penshurst Road, Speldhurst

Proposal: (Self build) Erection of a detached dwelling and detached garage in residential garden land to the rear of Roseleigh.

Decision: The Committee noted similarities with a previous application at Milford House (24/00339/FULL), which was rejected by the inspectorate in 2024, as it ultimately failed to justify the incursion into the Green Belt /AONB. While the design is respectable and the self-build nature is acknowledged, the decision will ultimately be highly technical in nature, so the Committee therefore defers to the Planning Officers.

26/00558/FULL 4 Widbury, Langton Green

Proposal: Construction of ground and first floor rear extensions.

Decision: Remain neutral.

26/00721/FULL Pond House, Broom Lane, Langton Green

Proposal: Replacement of conservatory with single storey rear extension; driveway enhancements; demolition of shed.

Decision: Remain neutral.

26/00690/LBC Speldhurst Primary School, Langton Road, Speldhurst

Proposal: Listed Building Consent – Replacement of pitched roof tiles & flat roof coverings; repointing of chimney stacks; re-lining of existing lead valley; replacement of rainwater goods; redecorating of timber fascia, soffits, barge boards & sash window frames.

Decision: The Committee supports this application.

26/00686/FULL Greenacres (former Post Office Stores), Barden Road, Speldhurst

Proposal: Change of use from Class E (retail) to provide additional residential accommodation for existing dwelling (Greenacres)

Decision: The Committee supports this application.

26/00623/FULL 17 St Marys Lane, Speldhurst

Proposal: Two-storey rear extension and the addition of rooflights.

Decision: This is a lot of proposed massing increase for a very constrained plot. This extends an older garage extension (not original to the property footprint), and the height would be imposing against the direct neighbours' property due to the roof heights involved. The Committee would recommend closely inspecting the visual impact/coherency for the area, with regard to loss of light or amenity to the neighbours. While a

design choice, the cladding would be incongruent with the surroundings. The Committee recommends careful assessment of the visual impacts and defers to the Planning Officers.

26/00697/FULL Ashurst Place, Lampington Row, Langton Green

Proposal: Variation of Condition 1 of Planning Permission 25/00917/FULL – (Relocation of bin store & parking spaces; amendments to planting & parking areas & rear access to Unit 8; changes to planting and extension of rear garden to units 8 & 9; new section of fence)

Decision: Remain neutral.

26/00699/TPO Aldington Lodge, Stonewall Park Road, Langton Green

Proposal: TREES: Pine (T1) – Prune overhanging branches

Decision: Defer to Tree Officer.

9. COMPLIANCE ISSUES

There were none.

10. ITEMS FOR INFORMATION

- **Burrswood**

The Chair and Deputy Clerk advised that they are being kept informed of the proposed plans for the Burrswood Estate and would continue to update the Committee on any developments.

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

18th May 2026, Parish Office, Langton Green Village Hall at 7.30pm

There being nothing further to discuss, the meeting closed at 8.10pm

Chair