



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

**Minutes of a Planning Committee Meeting held at 7.30pm on
Monday 14th June 2021 in the Gallery Room, Langton Green Village Hall, Langton Green**

MEMBERS PRESENT: Cllrs Barrington-Johnson (Chairman), Rajah, Myles, Rowe, Pate (ex-officio) and Ellery (7.34pm).

OFFICERS PRESENT: Mrs Kate Harman – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There were 2 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 Langridge (prior engagement) and Turner (Covid related).
3. **Disclosures of Interests:** Cllrs Pate and Rajah declared an interest in the application for Scriventon Farm, both living in relative proximity to the site.
4. **Declarations of Lobbying:** There were none.
5. **Minutes: RESOLVED** That the minutes of the Planning Committee meeting held on 18th May 2021 be approved as a correct record and signed by the Chairman.
6. **Matters Arising:** The Assistant Clerk explained that SPC's objections to the application for Sandown on Northfields did not appear on the planning portal. She had queried this with TWBC and was waiting for a response.
7. **Public Open Session:** Alistair and Claire McCulloch of Scriventon Oast were attending to raise objection to application 21/01465/FULL for Scriventon Farm and Buildings. Mr McCulloch said that the application had been rejected twice before, once on appeal and the most recent submission remained completely inappropriate for the location. His main objections were the unsustainable location - it is in an Area of Outstanding Natural Beauty (AONB) enjoyed by much of the community, the footpath running through the Valley being used regularly by walkers. The footprint remains very visible in the setting and the development would ruin the local amenity and AONB. The principle access route has

changed to Franks Hollow Road which is equally unsuitable being a very narrow country lane, often occupied by ramblers which would create a severe safety risk.

The Chairman agreed that the consideration of application 21/01425/FULL for Scriventon Farm and Buildings could be brought forward to this point in the meeting and after much discussion, the following comments were agreed.

Decision: “We object on the following grounds:-

1. Area of Outstanding Natural Beauty (AONB):

- No reduction in number of buildings: we note the decrease in number of homes from 8 to 5 however all of the objections raised by the Planning Inspector when the original application was submitted still remain – it is still a proposal for a total of 8 buildings. Home offices can easily be converted into bedrooms at a later date.
 - Footpaths: the Valley and farm area in particular are popular with walkers. The access roads on the plan are totally inappropriate to accommodate the proposed increase in traffic. Additionally, we note that the application form is inaccurate – when asked if the development is close to any footpaths, the applicant has put “no” and omitted to indicate the footpath WT65 which is particularly popular with walkers and which would be extremely adversely affected should this application be granted.
 - Biodiversity: The proposal would have a significant negative effect on local wildlife.
 - Detrimental impact on existing dwellings: Despite the application being reduced and now excluding a building that was included in the original application, by its design and proximity to existing neighbouring homes, the proposal is still overbearing on the footprint of the area.
- 2. Inappropriate main access** – whether via Barden Road or via Franks Hollow Road, both are totally unsuitable for different reasons but neither one is acceptable.
- 3. Unsustainability** – the increased traffic generated as a result of the proposal would make either route inaccessible and dangerous for residents wishing to access any facilities in nearby villages on foot or bicycle.
- 4. Demand** – this application was considered by TWBC as part of the Local Plan under the initial Call for Sites and was rejected. We fail to understand why a site which has been rejected several times is still under consideration.
- 5. Minor reduction in footprint, no reduction in negative impact** - the overall reduction is not material and the negative impact previously identified still applies.

Please note that SPC’s original objections raised on the previous applications for this site all still remain valid.”

8. **Planning Appeals:** there were none.

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

21/01514/TPO Location: 7 Hazelbank, Langton Green, TN3 0DW

Proposal: Tree 3 x Birch (G2) – reduce height by 3 metres and lateral branches by 1 metre.

Reason : contain size of large trees in close proximity to properties.

Decision: Remain neutral, leave to Tree Officer.

21/01342/TPO Location: 4 Ironstones, Langton Green, TN3 0YD

Proposal: Trees: T1 (OAK) - Dismantle; T2 (BEECH) - Remove dead wood, excess epicormic growth, ingrowing and conflicting branches and any other unhealthy growth; T3 (BEECH) - Remove dead wood, excess epicormic growth, ingrowing and conflicting branches and any other unhealthy growth; T4 (OAK) - Remove dead wood, excess epicormic growth, ingrowing and conflicting branches and any other unhealthy growth.

Decision: We remain neutral, leave to Tree Officer. We object to the felling/dismantling however if it is decided that this is the best course of action, we would request that a replacement tree is planted.

21/01147/FULL Location: Pond Close, Speldhurst Road, Langton Green, TN3 0JF

Proposal: Reinstatement of chimney, replacement of low level wall, fence and gates to front elevation, installation of ground source heat pump, replace pebble dash render with white roughcast render, resurfacing of driveway.

Decision: Remain neutral, leave to Planning Officer.

21/01801/FULL Location: Broom Cottage, Monteith Close, Langton Green, TN3 0AD

Proposal: Loft conversion to include a dormer window to the rear elevation, change from a hip to gable on the west elevation, addition of a gablet on the east elevation, ridge height raised by 600mm, changes to two first floor windows on the front elevation and rooflights in the roof slope of the front elevation.

Decision: Remain neutral, leave to Planning Officer.

21/01704/TPO Location: 4 Hazelbank, Langton Green, TN3 0DW

Proposal: Trees; T1 - Oak, Remove major dead and diseased wood, 25mm in diameter and over. Crown lift to 5.5 metres over the highway. Remove a 1 metre section of ivy. T2 - Beech, Remove major dead and diseased wood, 25mm in diameter and over. Crown lift to 5.5 metres over the highway. Remove low branch growing towards the house. Remove branch growing over the patio/seating area. T3 - Oak, Remove major dead and diseased wood, 25mm in diameter and over. Crown lift to 5.5 metres over the highway.

Decision: Remain neutral, leave to Tree Officer.

21/01659/TPO Location: 23 The Boundary, Langton Green, TN3 0YA

Proposal: TREES: LIME (T1) - Re-pollard, reduce height by 10m, reduce radial spread by approx 2m resulting in 18m height above ground level and remove deadwood; OAK (T2) - Reduce lateral branches in mid-lower crown up to a height of approx 12m and remove deadwood and snapped branches; SWEET CHESTNUT (T3) - Remove lowest branches back to source with pruning wound less than 100mm in diameter and remove deadwood; OAK (T4) - Crown reduction with height and radial spread reduced by 2.5m; OAK (T5) Crown reduction with height and radial spread reduced by 2.5m.

Decision: Remain neutral, leave to Tree Officer.

21/01587/FULL Location: 3 Ashurst Hill Cottages, Ashurst, TN3 9TG

Proposal: Erection of a single storey rear extension.

Decision: Remain neutral, leave to Planning Officer.

21/01551/TCA Location: Wheelwrights Cottage, The Green, Langton Green, TN3 0JB

Proposal: Trees in a Conservation Area Notification – Spruce (S1) – Fell.

Decision: We would prefer to see the tree reduced rather than felled but if it is felled, we would like to see a replacement although not necessarily in the same location.

21/01564/TPO Location: 24 The Boundary, Langton Green, TN3 0YB

Proposal: Trees: Cedar (T1) – reduce whole tree by up to 3m, thin remainder by 15% and raise the canopy to 5m off ground.

Decision: Remain neutral, leave to Tree Officer.

21/01516/LAWPRO Location: Chailey House, Langton Road, Langton Green, TN3 0BA

Proposal: Lawful Development Certificate (Proposed) – Construction of new garden room.

Decision: Remain neutral, leave to Planning Officer.

21/1484/FULL Location: Heather Ridge, Barden Road, Speldhurst, TN3 0LE

Proposal: Single storey rear extension and proposed front porch; additional ground floor window to north elevation.

Decision: Remain neutral, leave to Planning Officer.

21/01418/FULL Location: 30 The Boundary, Langton Green, TN3 0YB

Proposal: Proposed first floor side extension including two storey addition to the front of this and a dormer window.

Decision: Remain neutral, leave to Planning Officer.

21/01465/FULL Location: Scriventon Farm and Buildings, Four Winds Farm, Speldhurst TN3 0TU

Proposal: Proposed conversion of redundant farm buildings to five new residential units with associated parking and landscaping with access onto Franks Hollow Road.

See above under Public Open Session.

21/01386/FULL Location: The Hollonds, Broom Lane, Langton Green, TN3 0RA

Proposal: Detached pool building.

Decision: Remain neutral, leave to Planning Officer.

21/01039/FULL Location: 165 Southwood Road, Rusthall, TN4 8UU

Proposal: Demolition of existing garage, construction of a two-storey side extension, changes to fenestration.

Decision: Remain neutral, leave to Planning Officer.

21/01242/FULL Location: 59 Dornden Drive, Langton Green, TN3 0AG

Proposal: Single storey orangery extension to rear of property.

Decision: Remain neutral, leave to Planning Officer.

- 10. Recreation Ground, Southwood Road, Rusthall application 21/00068/FULL:** Cllr Barrington-Johnson had visited the site with Greg Clark MP and other representatives from SPC and Rusthall Parish Council (RPC) to consider the application. Greg Clark MP undertook to raise the concerns with Stephen Baughen, Head of Planning at TWBC. The Assistant Clerk was asked to check on the progress of this action in liaison with RPC.

11. **TWBC Draft Local Plan:** there was nothing to report.
12. **Compliance Issues:**
Little Mallett, Langton Green: there was nothing to report.
Leggs Farm, Leggs Lane, Langton Green 19/02079/AGRIC: a retrospective application was in the process of being submitted by the owner which would be a 'FULL', enabling SPC and residents to comment.
13. **Items for Information:** Date of the next meetings – Monday 12th July and Monday 16th August 2021.

There being nothing further to discuss, the meeting finished 9.04pm.

Chairman