



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

**Minutes of a Planning Committee Meeting held at 7.30pm on
Monday 13th March 2023 in the Council Offices, Langton Green Recreation Ground**

MEMBERS PRESENT: Cllrs Dooley, Norton, Rajah (Chair) and Soyke.

OFFICERS PRESENT: Mrs K Harman – Assistant Clerk.

MEMBERS OF THE PUBLIC PRESENT: There was one member of the public present.

1. **To enquire if anyone intends to record the meeting**
The Assistant Clerk was recording the meeting 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 and Rowe who had prior engagements and Tarricone who was unwell.
3. **Disclosures of Interests**
There were none.
4. **Declarations of Lobbying**
There were none.
5. **Minutes: RESOLVED** That the minutes of the Planning Committee meeting held on 13th February 2023 be approved as a correct record of the meeting and signed by the Chair.
6. **Public Open Session:**
Clare Mercer of Little Garth, Lower Green Road, Speldhurst was attending to provide background and context on her application no. 23/00359/FULL for the erection of a maintenance equipment shed and log store. She explained that they had recently purchased thirteen acres of land adjacent to Little Garth and the shed would be needed to house a small tractor, trailer and log-splitter to enable them to properly maintain the land. The shed would be positioned so as not to be seen from the road or impact the openness of the countryside and would not have lighting. She had spoken to her neighbours who had no objections.
7. **Planning Appeals**
 - **21/02615/LAWPRO – Millford House, Peshurst Road, Speldhurst:** There was nothing to report.
 - **21/04144/FULL – Land Adj Pax Cottage, Stockland Green Road, Speldhurst:** There was nothing to report.

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

The Chair agreed that the application for Little Garth could be discussed first.

23/00359/FULL – Little Garth, Lower Green Road, Speldhurst

Proposal: Erection of maintenance equipment shed for woodland and land management purposes.

Decision: Remain neutral, leave to Planning Officer.

23/00248/TPO – 7 Dornden Drive, Langton Green

Proposal: Trees: Scots Pine (T1) – Remove highest lateral limb due to hollow main stem; Scots Pine (T2) – Reduce crown by approximately 1 metre in height with 2 metre proportional with reduction due to radical crack and exudation on main stem.

Decision: Remain neutral, leave to Tree Officer.

23/00503/TPO – Breakstones, Speldhurst Road, Langton Green

Proposal: Trees: Yew (T1/T2) – Raising crowns of both trees by 4 to 5 metres, trim and rebalance if necessary.

Decision: Remain neutral, leave to Tree Officer.

23/00365/FULL – Cayman Cottage, Barden Road, Speldhurst

Proposal: Variation of Condition 2 of Planning Permission 20/01343/FULL – changes to fenestration and size increase of extension.

Decision: Remain neutral, leave to Planning Officer however we are concerned about the potential for overlooking.

23/00351/FULL – 16 Roopers, Speldhurst

Proposal: First floor side and single storey rear extensions, new porch, alterations to fenestrations, chimney removal and solar panels.

Decision: Remain neutral, leave to Planning Officer.

23/00337/FULL – 17 Holmewood Ridge, Langton Green

Proposal: Erection of a new single storey garage with gym facilities.

Decision: We are concerned about the over-development of this site, particularly given that the original building included a double garage and it is difficult to see the need for an additional garage. We are also concerned about the over-intensified development and its impact within the AONB.

23/00281/FULL – 8 Roopers, Speldhurst

Proposal: Proposed timber shed to side of existing dwelling.

Decision: Remain neutral, leave to Planning Officer.

23/00212/FULL – 35 Hither Chantlers, Langton Green

Proposal: Part single/part double storey rear infill extension. Associated extension of the existing roof, Garage conversion, removal of existing rear conservatory, Alteration in fenestration.

Decision: Remain neutral, leave to Planning Officer.

9. **TW Local Plan**

There was nothing to report.

10. **Compliance Issues**

- Farnham Lane farm: The Assistant Clerk had chased Tunbridge Wells Borough Council (TWBC) regarding her enquiry on a possible change of use however an email had been received back advising that the planning officer in question had left TWBC. She would contact TW Enforcement.
- Burrswood Estate, Groombridge: Residents of Groombridge are concerned that the original buildings on the estate were not being maintained whilst the development appeared to be on hold. Additionally, nothing had been heard from the developers since the initial meetings with the parish council and residents, despite their promises to keep everyone updated. It was agreed that Cllr Rajah would draft an email to Martin Homes raising these concerns and asking for an update on the estate's development. The Assistant Clerk would go back to the Groombridge resident who had raised the matter of maintenance to let him know the action being taken.

11. **Items for information**

- Date of the next planning committee meeting is 17th April.

There being nothing further to discuss, the meeting finished at 8.17pm.

Chair