



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

**Minutes of a Planning Committee Meeting held at 7.30pm on  
Monday 15<sup>th</sup> July 2024 in the Palmer Room, Langton Green Recreation Ground**

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**MEMBERS PRESENT:** Cllrs Cleaver, Dickens, Leach, Muress and Norton.

**OFFICERS PRESENT:** Mrs K Harman – Assistant Clerk (AC).

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

**1. To enquire if anyone present intends to film, photograph and/or record the meeting**

The AC 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 meetings policy.

**2. To receive and approve apologies and reasons for absence**

Ongoing apologies had been received from Cllr Davies due to personal reasons. Cllrs Curry and Tarricone had given apologies due to holidays.

**3. Disclosure of Interests**

Cllr Leach advised that she is friends with the applicants of 24/01474/FULL – Meads House, Langton Road, Speldhurst.

**4. Declarations of Lobbying**

There were none.

**5. Minutes of the Planning Committee meeting held on 17<sup>th</sup> June 2024**

**RESOLVED** That the minutes of the Planning Committee meeting held on 17<sup>th</sup> June 2024 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: None**

**8. Planning Applications for consideration**

**24/01364/FULL – Stone Nell, Ashurst Road, Ashurst**

**Proposal:** Extension to existing pathway connecting the driveway and riding area.

**Decision:** Remain neutral, leave to Planning Officer.

**24/01655/FULL – 30 Dornden Drive, Langton Green**

**Proposal:** Variation of Condition 2 of Planning Permission 23/02771/FULL – Raise ridge height, creation of additional rear dormer window, revised flue position.

**Decision:** Remain neutral, leave to Planning Officer.

**24/01663/COUNTY – Broomhill Bank School (Western School), Broomhill Road, Rusthall**

**Proposal:** KCC Consultation – Construction of single storey modular building providing two classrooms.

**Decision:** We support this application.

**24/01624/FULL – The Mill Bungalow, Speldhurst Hill, Speldhurst**

**Proposal:** Replacement outbuilding and carport.

**Decision:** Remain neutral, leave to Planning Officer.

**24/01609/FULL – New Park Farm, Groombridge Road, Groombridge**

**Proposal:** Two-storey rear extension, erection of garage and external alterations.

**Decision:** Remain neutral, leave to Planning Officer.

**24/01558/FULL – Dornden Farm Cottage, Langton Road, Langton Green**

**Proposal:** Replace ground floor link, single-storey rear extension, first floor infill and replacement porch.

**Decision:** Remain neutral, leave to Planning Officer.

**24/01525/FULL – 1 Bradleys Cottages, Speldhurst Hill, Speldhurst**

**Proposal:** Addition of second floor dormer window to front elevation and a new rooflight to rear elevation.

**Decision:** Remain neutral, leave to Planning Officer.

**24/01534/TPO – 14 Roopers, Speldhurst**

**Proposal:** Trees: Cedar (T1) – Crown reduction 2-3 metres and crown to be thinned by 10%.

**Decision:** Remain neutral, leave to Tree Officer.

**24/01500/FULL – Sandown, Northfields, Speldhurst**

**Proposal:** Demolition of garage; rear extension and erection of two-storey side extension and 2 rooflights to rear (resubmission of 21/00875/FULL).

**Decision:** Remain neutral, leave to Planning Officer.

**24/01491/FULL – Beech Hanger, Groombridge Road, Groombridge**

**Proposal:** Erection of garage.

**Decision:** Remain neutral, leave to Planning Officer.

**24/01482/FULL – Birch Tree House, Hither Chantlers, Langton Green**

**Proposal:** Erection of 2 bay oak framed garage.

**Decision:** Remain neutral, leave to Planning Officer.

**24/01477/LBC – Court Lodge, Groombridge Road, Groombridge**

**Proposal:** Listed Building Consent – Refurbishment of existing bathroom to include demolition of a modern non-load bearing partition.

**Decision:** Remain neutral, leave to Conservation Officer.

**24/01474/FULL – Meads House, Langton Road, Speldhurst**

**Proposal:** Addition of dormer windows to the side elevation roof slopes, enlargement of the rear facing dormer windows and amendments to the ground floor rear elevation to include French doors and sidelights and a stove pipe.

**Decision:** Remain neutral, leave to Planning Officer.

**24/01435/FULL – St Francis, Fundraising Office, Estate Office, Accounts Office, Shalom & St Lawrence, Burrswood, Groombridge**

**Proposal:** Conversion of offices and residential to 3 dwellings, including alterations to fenestration, removal of porch canopies and first floor external access, demolition of 2 stores and single-storey extension and erection or rear extension.

**Decision:** Remain neutral, leave to Planning Officer.

**24/01730/TCA – St Johns Church, Groombridge Hill, Groombridge**

**Proposal:** Trees in a Conservation Area Notification: Sycamore (T1) – Fell.

**Decision:** Remain neutral, leave to Tree Officer.

9. **Compliance Issues**

Cllr Norton had raised an enquiry regarding a new agricultural construction on the Burrswood Estate. The TWBC Enforcement team had confirmed that a prior notification for a forestry building was submitted for this building but not required and planning permission was therefore not necessary.

10. **Future budget projections for Planning committee**

It was agreed that the planning committee had no projected budget requirements and the AC would report this to the Clerk.

11. **Items for information**

- Date of next Planning Committee meeting: 12<sup>th</sup> August 2024, Palmer Room, LGVH. Cllr Leach gave apologies.
- The AC had circulated details of planning training courses being offered by KALC and asked that members let her know if they wished to attend any.
- Draft Local Plan documents had been received from TWBC which it was agreed did not need any action.

There being nothing further to discuss, the meeting closed at 8.05pm.

**Chair**