



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

**Minutes of a Planning Committee Meeting held at 7.30pm on
Monday 13th May 2024 in the Palmer Room, Langton Green Recreation Ground**

MEMBERS PRESENT: Cllrs Cleaver, Curry, Leach, Muress, Norton and Tarricone.

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

MEMBERS OF THE PUBLIC PRESENT: There were four members of the public present.

1. Election of Chair

RESOLVED that Cllr Cleaver be Chair of the Planning Committee.

2. Election of Vice-Chair

RESOLVED that Cllr Tarricone be Vice-Chair of the Planning Committee.

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

The Chair read out the following statement:

We have a computer here taking an audio recording of the meeting, which is used to ensure our minutes are accurate. The recording will be stored at least until the minutes have been finalised, then disposed of per our data protection guidelines. As with most council-held data, as per guidance from the Information Commissioner's Office (ICO), the recording is considered publicly accessible information, so please consider this a 'hot microphone', as anything you say may be picked up by it and held on inspectable record.

4. To receive and approve apologies and reasons for absence

Ongoing apologies had been received from Cllr Davies due to personal reasons.
Cllr Dickens had not yet been inducted and would be invited to the June meeting.

5. Disclosure of Interests

There were none.

6. Declarations of Lobbying

Cllr Curry had been lobbied on application 24/00881/FULL – Myra, Furzefield Avenue, Speldhurst.

7. Minutes of the Planning Committee meeting held on 15th April 2024

RESOLVED That the minutes of the Planning Committee meeting held on 15th April 2024 be approved as a correct record of the meeting and signed by the Chair.

8. **Public Open Session** – There were four members of the public present, all objecting to application 24/00881/FULL – Myra, Furzefield Avenue, Speldhurst. They are all immediate neighbours of the proposed development site and had the following points to make:
- This is overdevelopment of the site which is inappropriate in this location.
 - Serious concerns were raised regarding the run-off which would be created with the proposed very long driveway.
 - The rear of the site leads to a distinct slope down to ancient woodland with clay soil. Since taking ownership, the developer has felled many trees which has disturbed the local ecology and caused other large trees to split and fall which is not only extremely dangerous but exacerbates the problem. Concern was expressed that the reduced trees and long driveway would be extremely detrimental to the ancient woodland which would be slowly eroded.
 - They are doubling the number of residents on the same footprint of land which would mean double the number of cars with inadequate parking provision.
 - If this site is allowed to be extended, it sets a precedent for the other houses down the road to do the same which will completely alter the existing street scene.
 - It appears that the developer is trying to maximise the financial potential with no regard for the local community.
9. **Planning appeals:** None
10. **Planning Applications for consideration**

24/00881/FULL – Myra, Furzefield Avenue, Speldhurst

Proposal: Demolition and replacement of the existing dwellinghouse and erection of a detached dwellinghouse to rear.

Decision: Our prior objection stands on the basis of overdevelopment of an inappropriately small site which could set an unwelcome precedent. We remain concerned about vehicular access to the proposed lower property and grow concerned about recent degradation of the ancient woodland behind the site with regard to the effect which water runoff from the increased paved area may cause. We do not feel that the revision to the previous plans address the spirit of any of the existing objections from residents, only in technicality, and that the application remains deficient and aims to create housing of low quality.

24/00797/FULL (www.Sevenoaks.gov.uk website) – Land South of Hallborough, Poundsbridge, Penshurst, Kent TN11 8AS

Proposal: Erection of forestry and wood workers' workshop with solar arrays. Hardstanding and landscaping.

Decision: We object. We continue to have significant concerns about this development, in particular to do with traffic movements on small, narrow lanes which would be inappropriate and is a concern to our residents.

24/01149/TCA – Woodside, Groombridge Hill, Groombridge

Proposal: Trees in a Conservation Area Notification: LAUREL & HAZEL (G1) - Coppice at 5m in height & 4m spread; CHERRY (G2) - Clear 1m from building;

LAWSON, HOLLY, HAZEL (G3) - Reduce to 2.5m; CONIFER & HAZEL (G4) - Fell;
HOLLY, HAZEL, ASH (G4) - Coppice die back; CONIFER (G4) - Cut back limbs.
Decision: Remain neutral, leave to Tree Officer.

24/01085/FULL – 8 Northfields, Speldhurst

Proposal: Demolition and replacement of single storey extension to rear.

Decision: We remain neutral, leave to Planning Officer.

24/01088/TCA – Hillside, Groombridge Hill, Groombridge

Proposal: Trees in a Conservation Area Notification – Laurel (G1) – Prune, fell and stack debris; Sequoia (G2) – Fell to Ground level.

Decision: We object. We feel that the necessary information has not been provided to illustrate the size of the tree to be felled or the impact on the local environment.

24/01059/TPO – Sherbourne House, Farnham Lane, Langton Green

Proposal: Trees: Beech – Crown reduction of 30%, thin crown, removal of dead wood and ivy at base.

Decision: Remain neutral, leave to Tree Officer.

24/01044/FULL – 14 Holmewood Ridge, Langton Green

Proposal: Erection of garage and replacement rear extension with solar PV array.

Decision: Remain neutral, leave to Planning Officer.

24/00906/FULL – Holmewood House School, Barrow Lane, Langton Green

Proposal: Single storey side extension and alterations to the existing changing block to become the medical and wellness centre alongside the provision of a first floor extension to form one new staff flat.

Decision: Remain neutral, leave to Planning Officer.

24/00914/FULL – Furzewood, Barden Road, Speldhurst

Proposal: Proposed garden building.

Decision: Remain neutral, leave to Planning Officer.

24/00851/FULL – Bullingstone Farm, Bullingstone Lane, Speldhurst

Proposal: Erection of garage.

Decision: Remain neutral, leave to Planning Officer. Note we are pleased that natural materials will be used in the construction of the garage.

24/01154/FULL – 2 Oak Villa, Langton Road, Langton Green

Proposal: Single storey rear and side extension and first floor side extension including window infill.

Decision: Remain neutral, leave to Planning Officer.

11. **Compliance Issues**

There were none.

12. **Planning committee Terms of Reference**

RESOLVED to make a recommendation to Full Council for the existing Planning Terms of Reference to be adopted with no changes.

13. **Items for information**

- Date of next Planning Committee meeting: 17th June 2024, Palmer Room, LGVH. Cllr Norton gave his apologies.
- A change of date for November's planning committee meeting from 18th to 11th November was noted.
- An update on the Tunbridge Wells Draft Local Plan had been circulated by the Borough Council and was noted by members. There was no action for SPC to take at this time.
- Cllr Curry said that he hoped to be able to attend meetings of Rusthall Parish Council to encourage a closer working relationship. Unfortunately, these often clash with the SPC planning committee dates and he would therefore need to give the matter some consideration.

There being nothing further to discuss, the meeting closed at 8.18pm.

Chair