



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

**Minutes of a Planning Committee Meeting held at 7.30pm on
Monday 17th June 2024 in the Palmer Room, Langton Green Recreation Ground**

MEMBERS PRESENT: Cllrs Cleaver, Curry, 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. Cllr Tarricone had given his apologies due to work commitments.

3. Disclosure of Interests

There were none.

4. Declarations of Lobbying

There were none.

5. Minutes of the Planning Committee meeting held on 13th May 2024

RESOLVED That the minutes of the Planning Committee meeting held on 13th May 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

24/01377/FULL – 57 Dornden Drive, Langton Green

Proposal: First-floor rear extension.

Decision: Remain neutral, leave to Planning Officer.

24/01367/TPO – 19 Roopers, Speldhurst

Proposal: Trees: Beech (T1) – reduce 3m in height and 2-2.5m in width; Beech (T2) – reduce 3m in height and width; Fir (T3) – reduce 3-4m in height and remove lowest limb.

Decision: Remain neutral, leave to Tree Officer.

24/01364/FULL – Stone Ness, Ashurst Road, Ashurst

Proposal: Creation of 20m x 40m dry turn-out area.

Decision: Remain neutral, leave to Planning Officer.

24/01307/TPO – Land at Broom Park, Langton Green

Proposal: Trees: 5 x Leylandi – reduce back to previous height approximately 15m in height from ground level.

Decision: Remain neutral, leave to Tree Officer.

24/01278/FULL – Scriventon House, Franks Hollow Road, Speldhurst

Proposal: Conversion of 2 no. farm buildings to single dwellinghouse and ancillary accommodation.

Decision: Comment deferred until the application has received more publicity. The AC had obtained an extension for parish comments to allow consideration at the July Full Council meeting. Bearing in mind the amount of public feedback when an application for this farmland was last submitted, Cllrs asked that a message encouraging residents to upload their comments onto the TWBC planning portal be put on socials to make sure that any response submitted by the parish council represents the parish's views.

24/01274/FULL – 24 Great Footway, Langton Green

Proposal: Two-storey rear extension.

Decision: Remain neutral, leave to Planning Officer.

24/01238/LBC – Middle House, Langton Road, Langton Green

Proposal: Listed Building Consent – replace rotten window frames of two dormer windows with like for like timber. Original glass to remain intact.

Decision: Remain neutral, leave to the Conservation Officer.

24/01232/LAWPRO - April Lodge, Langton Road, Langton Green

Proposal: Lawful Development Certificate (proposed) – Hip to gable roof extension with 3 no. front rooflights and rear dormer.

Decision: Remain neutral, leave to Planning Officer.

24/01470/TCA – Manor Cottage, Speldhurst Road, Langton Green

Proposal: Trees in a Conservation Area Notification: Plum (T1) – Prune by 2m, Magnolia (T2) – Prune by 1.5m; Oak (T3) – Prune by 2m; Copper Beech (T4) – Prune by 2.5m.

Decision: Remain neutral, leave to Tree Officer.

24/01445/FULL – 29A Holmewood Ridge, Langton Green

Proposal: Alteration to roof structure and new front dormer, single storey rear extension and single storey infill extension to front, including a pergola.

Decision: Remain neutral, leave to Planning Officer.

24/01222/OUT – High View, Langton Road, Langton Green

Proposal: Outline (access only) – Erection of 3 dwellings, new access and landscaping.

Decision: Remain neutral, leave to Planning Officer.

9. **Compliance Issues**

There were none.

10. **Items for information**

- Date of next Planning Committee meeting: 15th July 2024, Palmer Room, LGVH.
- Cllr Norton asked the AC to investigate the construction of a large agricultural barn on the Burrswood estate in Groombridge as he was unaware of a planning application being submitted for this building.
- Cllr Norton reported that he had not heard any updates regarding proposals for use of the Burrswood estate.
- Cllr Curry reported that a document had been submitted to the TWBC planning portal regarding additional parking provision at the Langton Green Recreation Ground. The document was 5 years old and had been taken out of context as it referred to an offer from SPC to help with the provision of additional carparking spaces in response to complaints from residents about parking during routine football training sessions on Saturday mornings. This document was now out of date and did not apply to the current 3G pitch application. A document had been written by Cllr Lyle explaining the context of the redundant email of 2019 which had been posted on the planning portal and sent to KCC Highways to ensure they were aware of the full picture.

There being nothing further to discuss, the meeting closed at 8.03pm.

Chair