



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

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

MEMBERS PRESENT: Cllrs Rowe (Chair), Cleaver, Curry, Leach, Muress, Norton and Tarricone.

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 intends to record the meeting**
The Assistant Clerk was recording the meeting for the purpose of accuracy of the minutes. The recording would be stored at least until the minutes have been signed off at the next Planning Committee meeting, then disposed of as per Speldhurst Parish Council's (SPC) data protection guidelines.
2. **To receive and approve apologies and reasons for absence**
Ongoing apologies had been received from Cllr Davies due to personal reasons.
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 11th March 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 discussion and decision:**

24/00823/FULL – 3 Dene Way, Speldhurst

Proposal: Single-storey rear and first-floor side extensions, external alterations to elevations, solar panels and rooflights to roof and hardstanding to front.

Decision: Remain neutral, leave to Planning Officer.

24/00718/FULL – Birch Tree House, Hither Chantlers, Langton Green

Proposal: Erection of two-bay oak framed garage with changes to external landscaping including boundary fencing. Conversion of existing garage to living accommodation, installation of dormer windows to rear plane of roof.

Decision: Remain neutral, leave to Planning Officer.

24/00661/PN14J – Spire Tunbridge Wells Hospital, Fordcombe Road, Fordcombe

Proposal: Prior Notification for installation of roof mounted solar array (218 No PV solar panels with a maximum output of 91.56 kWp).

Decision: Remain neutral, leave to Planning Officer.

24/00540/FULL – 20 First Street, Langton Green

Proposal: Rear garage extension.

Decision: Remain neutral, leave to Planning Officer.

9. **Compliance Issues**

There were none.

10. **Chairmanship of Planning Committee**

The Chair confirmed that this was his last Planning Committee meeting and that Cllr Cleaver had kindly agreed to take over as Chair for the coming year. Cllr Tarricone would remain as Vice-Chair with a view to taking over the Chair from Cllr Cleaver in May 2025. He went on to thank members and the AC for their continued hard work on the committee and they expressed their gratitude for the dedication he had shown towards the Planning Committee over the past six years.

11. **Items for information** – the following were noted:

- Date of next Planning Committee meeting: 13th May 2024, Palmer Room, Langton Green Village Hall.
- Consultation on revisions to Kent County Council’s guidance and validation requirements for planning applications determined by the County Council: It was agreed not to respond to this consultation.
- Update on The Pig Hotel, Groombridge: Cllr Norton provided the following update:
 - He had spoken to the Pig Hotel’s Director overseeing the redevelopment of Groombridge Place.
 - Work is continuing on the grounds and they are in discussion with Tunbridge Wells Borough Council (TWBC) Planning Officers regarding possible proposals with the hope of submitting an application at the end of June. They have had to carry out more works than envisaged on flood risk and environmental assessments and these are coming together well.
 - The timetable for opening has moved back to 2026.
 - Because the house is Grade 1 Listed, they want to minimise internal structural changes there by creating extra rooms in ancillary buildings (plus possibly some pods out by the restored vineyard which is away from the village).
 - They are keen to engage with the community in addition to both Speldhurst and Withyham Parish Councils – most likely in the form of public meetings.
- Cllr Curry advised that Borough Cllr Hugo Pound, Labour’s MP candidate and Chair of TWBC Planning Committee, has asked to meet with him (as SPC Chair) and the Clerk to discuss parish issues. He would put the matter to Full Council.
- Cllr Norton had been contacted by Withyham Parish Council regarding Burrswood. They are finalising their response to Wealden District Council’s consultation and wanted to make Wealden aware of the possible implications Burrswood might have for its plan.

There being nothing further to discuss, the meeting finished at 8.20pm.

Chair