



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

MINUTES OF A PLANNING COMMITTEE MEETING

held at 7.30pm on Monday 13th July 2026

in the Parish Office, Langton Green Recreation Ground

MEMBERS PRESENT: Cllrs Curry (Chair), Norton (Vice-Chair), Cleaver, and Farley.

OFFICERS PRESENT: S Neve – Deputy Clerk

MEMBERS OF THE PUBLIC PRESENT: There were none.

1. TO ENQUIRE IF ANYONE PRESENT INTENDS TO FILM, PHOTOGRAPH AND/OR RECORD THE MEETING

The Deputy Clerk 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 the meetings policy.

2. TO RECEIVE AND APPROVE APOLOGIES AND REASONS FOR ABSENCE

Apologies were received and accepted from Cllr Bains (Holiday), Cllr Leach (Holiday), Cllr Littlefield (Holiday) and Cllr Dickens (Work commitments)

3. DISCLOSURE OF INTERESTS

There were none.

4. DECLARATIONS OF LOBBYING.

Cllr Curry was lobbied regarding 26/01474/FULL – Woodland, Furzefield Avenue, Speldhurst.

5. MINUTES OF THE PLANNING COMMITTEE MEETINGS HELD ON 15th June 2026 RESOLVED

It was **RESOLVED** that the minutes of the Planning Committee Meeting held on the 15th of June 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

There were none.

8. PLANNING APPLICATIONS FOR CONSIDERATION

26/01294/LBC – 4 Stone Cottages, Groombridge Hill, Groombridge

Proposal: Listed Building Consent – Alterations to internal partition wall (retrospective)

Decision: Remain neutral, defer to Conservation Officer.

26/01278/FULL – 54 Dornden Drive, Langton Green

Proposal: Addition of front & rear dormers to garage and replacement doors.

Decision: Members raised concerns regarding the scale, design and impact of the proposed development, noting that similar concerns had been raised in relation to a previous application at the site. Members recommended that the Local Planning Authority consider any relevant planning history and previous reasons for refusal when determining the application.

26/01397/FULL – Lodge Etherton, Stockland Green Road, Speldhurst

Proposal: Single-storey rear extension; alterations to fenestration & addition of rooflight; replacement porch; apply painted pebble dash render to bays; removal of flue.

Decision: Remain neutral, defer to Planning Officer.

26/01376/FULL – Old Well House, Langton Road, Speldhurst

Proposal: Single storey side & rear extension; replacement outbuilding.

Decision: Remain neutral, defer to Planning Officer. Note that the documents on the application are not accessible via Safari.

26/01472/FULL – 6 Gipps Cross Lane, Langton Green

Proposal: Demolition of rear lean-to, erection of part two-storey and single-storey rear extension, new front porch.

Decision: Remain neutral, defer to Planning Officer.

26/01460/FULL – Manor Court Farm, Ashurst Road, Ashurst

Proposal: New access and roadway.

Decision: Subject to any further comment from Kent County Council Highways, we would welcome this application as it would improve the safety on this stretch of road.

26/01474/FULL – Woodland, Furzefield Avenue, Speldhurst

Proposal: Two-storey rear extension; single-storey side extension; roof & fenestration alterations; addition of dormer, rooflights & solar panels.

Decision: The Committee object due to concerns regarding overlooking of neighbouring properties and request that the application be modified to mitigate this issue. Members asked that the overlooking impacts be fully assessed by the Local Planning Authority. It was also noted that the application was not accessible via Safari.

9. TUNBRIDGE WELLS BOROUGH COUNCIL PLANNING RESPONSES AND MAJOR PLANNING APPLICATIONS.

Members discussed the impact the Parish Council's comments had on TWBC's planning decisions. While acknowledging TWBC's obligation to follow planning law and have regard to a range of consultees, there were concerns that local views were given insufficient weight in the process. For example, the outcome of the recent application for Groombridge Place by Pig Hotels had left many residents believing their support for the application had been discounted by the Planning Authority.

It was agreed that the Deputy Clerk would contact TWBC to explore ways of increasing the impact of the Parish Council's representations, for example by arranging a session with TWBC Planning Officers.

10. TUNBRIDGE WELLS BOROUGH COUNCIL LOCAL PLAN REVIEW.

It was noted that documentation relating to the Tunbridge Wells Borough Council Local Plan Review had been circulated to all councillors for information and consideration. Members were encouraged to review the documents ahead of any future discussion by the Council.

11. COMPLIANCE ISSUES

There were none.

12. ITEMS FOR INFORMATION

- **DATE OF NEXT PLANNING COMMITTEE MEETING.**

21st September 2026, Parish Office, Langton Green Village Hall at 7.30pm

There being nothing further to discuss, the meeting closed at 8:18pm

Chair