

CAPEL PARISH COUNCIL

PLANNING COMMITTEE

26th October 2020 at 8.30pm Held Virtually via Zoom

ALL PLANNING COMMITTEE MEMBERS ARE HEREBY SUMMONED to attend the Parish Council Planning meeting of CAPEL PARISH COUNCIL when it is proposed to transact the business shown on the agenda below. The meeting will be open to press and public and will immediately follow the full council meeting. Please contact the Clerk for joining details.

To: Cllrs Saunders, Patterson, Fenton, Forster & Mackonochie.

Mrs Emma Ivory – Parish Clerk

AGENDA

Minute No	
	1. ADMINISTRATION - Mobile Phones.
984	2. APOLOGIES FOR ABSENCE
985	3. DECLARATION OF INTERESTS
986	4. NEW PLANNING APPLICATIONS <ul style="list-style-type: none"> a. 20/02271/FULL - Land West Of, Sychem Place, Five Oak Green, Tonbridge, Kent. Demolition of existing buildings; Proposed development of six dwellings b. 20/02714/FULL – 2 Stonecastle Cottages Whetsted Road Five Oak Green Tonbridge Kent. First floor rear extension and ground floor rear extension.
987	5. ONGOING MATTERS – The Kings Head, Five Oak Green Road, Five Oak Green.
988	6. Tunbridge Wells Borough Council Planning Decisions <ul style="list-style-type: none"> a. 20/02459/FULL - Rock Villa, Colts Hill, Five Oak Green, Tonbridge, TN12 6SW Recommend Refusal due to the large glazed windows emitting light pollution in ANOB and in the line of sight of a public footpath and larger footprint in Green Belt. *Awaiting Decision. b. 20/02305/FULL - Tricklebrook Fishery , Colts Hill, Five Oak Green, TN12 6SH Recommend Approval – condition to remain part of business, not to be converted to residential. *Awaiting Decision. c. 20/02447/FULL - 29 Willow Crescent, Five Oak Green, Tonbridge, TN12 6TD Recommend Approval – in keeping with neighbouring properties. *Awaiting Decision. d. 20/02271/FULL - Land West Of, Sychem Place, Five Oak Green, Tonbridge, Kent. Recommend Refusal on the following basis: <ul style="list-style-type: none"> 1. Failure to demonstrate exceptional circumstances to develop Metropolitan Green Belt land 2. No consideration of a rural exception scheme 3. Lack of affordable housing. (10 per year identified for Capel) 4. CPC support KCC Highways comments that this site is unsustainable for development, due to lack of key facilities in the village resulting in more car borne journeys 5. The proposal is not consistent with rural fringe neighbourhood, too urban in the context of Sychem Place where houses have much larger gardens and are next to open countryside. 6. The presence of the electricity substation that makes the junction with Sychem Place too narrow. Traffic would be unable to navigate the access lane, and there is no provision for refuse lorries. It was previously suggested By KCC the maximum number of houses the site could accommodate for this reason was 5. If TWBC are minded to approve by delegated powers Section 106 monies should be allocated to Capel Pre-School and Capel Primary School, not a nursery and primary school in Paddock Wood as per Alan Gilbert, KCC suggestion in his letter of 23/09/2020. Section 106 monies should also be allocated towards the crossing and traffic calming scheme for the B2017 developed by Socium for the parish council and included in the Highways Improvement

	previous submitted to KCC. Cost £119,000. *Awaiting Decision. <i>*TWBC Planning Decision</i>
990	7. DATE OF NEXT MEETING – 30th November 2020

Posted 20/10/2020

E Ivory

Emma Ivory, Clerk