CAPEL PARISH COUNCIL

A meeting of the Planning Committee held on
Monday 28th June 2021 which immediately followed the Full Council meeting that commenced at 7.30pm

In Attendance: Cllrs Patterson, Fenton & Mackonochie

Also in attendance: Maddy Boyle, Clerk

Minutes

Minute No	
	1. **ADMINISTRATION** - Mobile Phones. Noted
42	2. **APOLOGIES FOR ABSENCE –** Cllr Saunders. Cllr Mackonochie chaired in his absence.
43	3. **DECLARATION OF INTERESTS** – Cllr Mackonochie visited Stonecastle Farm to get a better understanding of the plans for 5f and 5i. Cllr Patterson was approached by a member of the public who made comments about 5c.
44	4. **APPROVAL OF MINUTES** Planning meetings held on 1st June 2021 to be signed as a true and accurate record.
45	5. **NEW PLANNING APPLICATIONS** *Planning applications to be decided by CPC* a. **21/01538/FULL Verona Five Oak Green Road Five Oak Green Tonbridge Kent TN12 6TJ.** Removal of conservatory; removal of existing roof and construction of new first floor to achieve living accommodation with roof over; connect garage to main house; changes to fenestration **Recommend Approval: Good use of plot ratio.** b. **21/01599/LBC 1 - 4 Crockhurst Street Cottages Crockhurst Street Tudeley Tonbridge Kent TN11 0NT.** Listed Building Consent: Repair the three porches that serve the front doors at the front of the cottages; minor amendments are proposed to the detailed design to protect the porches from future rain and water damage **Refer to Listed Building Conservation Officer.** c. **21/01808/FULL Oaklee Lodge Badsell Road Five Oak Green Tonbridge Kent TN12 6QY.** Demolition of existing single storey rear extension; erection of replacement single storey rear extension; Loft conversion to include installation of rear box dormer and rooflights to front elevation. **Recommend Neutral: Rear extension should step back from the boundary to ensure residential amenity with neighbour and to allow for maintenance to wall.** d. **21/01425/FULL Evans Farm Whetsted Road Five Oak Green Tonbridge Kent TN12 6SE.** Replacement front porch. **Recommend Approval: Sympathetic to existing building.** e. **21/01473/FULL Kenilworth Badsell Road Five Oak Green Tonbridge Kent TN12 6QU.** Erect a carriage house incorporating a 3.6m x 6.1m open bay and a 1.8m x 6.1m enclosed storage space; extend driveway to new carport. **Recommend Approval.** f. **21/01645/FULL Stonecastle Farm Whetsted Road Five Oak Green Tonbridge TN12 6SE.** Change of Use of Land to form domestic curtilage and the erection of a detached two bay garage with store. **Recommend Refusal: Impinges on boundary of neighbouring property affecting residential amenity. Maintenance issue with guttering and wooden facades of the barn as well as damage during construction.** g. **21/01861/FULL 41 Whetsted Road Five Oak Green Tonbridge TN12 6RS.** Erection of a rear single storey extension and side two storey extension **Recommend Approval.** h. **21/01793/FULL 40 Nortons Way Five Oak Green Tonbridge Kent TN12 6TB.** Loft conversion including a rear dormer and 4x skylights on the front part of the roof **Recommend Approval.** i. **21/01809/FULL Stonecastle Farm Whetsted Road Five Oak Green Tonbridge Kent TN12 6SE.** Conversion of existing cart lodge to a single dwelling (Alternative to approval 18/03859/PNQCLA) **Recommend Approval: Suggest one way film is put on the three windows at the back.**

46	6. **OUTSTANDING APPLICATIONS AWAITING TWBC RESPONSE** *Planning applications decided by CPC are in Bold awaiting decision by TWBC.* a. **19/03349/FULL Land At Mascalls Farm Badsell Road Paddock Wood Tonbridge.** Development of 100 new homes including the provision of affordable homes together with access, parking, hard and soft landscaping and areas of open space. **Recommend Refusal, and to resend previous comments on this matter.** b. **21/00129/TPO Rose Cottage, Five Oak Green Road, Five Oak Green, Tonbridge, Kent, TN12 6RL** Proposal: Trees: WILLOW – Reduce aggressive growth and spread of willow tree canopy by 5m. **Recommend Approval.** c. **21/00317/TPO Ruxton House, Sychem Lane, Five Oak Green, Tonbridge, Kent, TN12 6TL** Proposal: Trees: OAK (T1) – Reduce crown by 3m to sufficient growth points, sever ivy at 1m and remove all major deadwood from canopy **Recommend Approval.** d. **21/00479/TPO** – **50-51 Sychem Place, Five Oak Green, Tonbridge, Kent, TN12 6TS** Proposal: Trees: T1 (OAK) – Fell and treat the stump to prevent regrowth; T6 (OAK) – Reduce the entire canopy by 25% (2m off all aspects). **Recommend Neutral. Leave recommendation to the Tree Officer.** *e.* **21/00830/FULL Bracken Dale, Maidstone Road, Pembury, Tunbridge Wells, TN2 4AL.** Conversion of existing loft including enlargement of existing rear dormer and roof amendments including 11no. rooflights; Infill front porch area; changes to fenestration; internal alterations; new decking; new replacement detached garage **Recommend approval** f. **21/01548/FULL Land West of Sychem Lane, Five Oak Green, Tonbridge, Kent, TN12 6YW.** Variation of Condition 2 (Approved Plans) of 20/02271/FULL – Amendments to the approved dwellings for Plots 5 and 6. **Recommend Refusal. Query the height difference between this and the current houses; current houses are 8m tall and this application is for houses that are 10m tall. Townhouse style inappropriate in a rural setting.** g. **21/01552/TPO 9 Nortons Way, Five Oak Green, Tonbridge, Kent, TN12 6TB.** Trees: SILVER BIRCH (T1) – Fell and stump removed. **Recommend Approval.**
47	7. **TUNBRIDGE WELLS BOROUGH COUNCIL DECISIONS.** *Outstanding planning applications decided by TWBC shall appear once decided.* **TWBC Planning Decision* a. **21/01180/FULL Capel Grange, Stable Cottage, Badsell Road, Five Oak Green, Tonbridge, TN12 6QY.** Conversion of existing workshop to become habitable space. **Recommend approval.** *****Approval Granted* b. **21/00659/FULL Cleve, Five Oak Green Road, Five Oak Green, Tonbridge, Kent, TN12 6TJ** Proposed single storey rear extension; addition of new side window. **Recommend Approval.** *****Approval Granted* *c.* **21/01111/FULL 35 Nortons Way, Five Oak Green, Tonbridge, Kent, TN12 6TB.** Demolition of existing garage; proposed single storey side and rear extension & new front porch; internal alterations. **Recommend Neutral. Query that boundary with neighbour may be too close. Concerned about loss of parking spaces.** *****Approval Granted (Added after agenda was produced)* d. **21/01129/FULL Upper Postern Farmhouse, Postern Lane, Tonbridge, TN11 0QP.** Demolition of two garden structures; Erection of single garden shed with log store. **Recommend Approval.** *****Approval Granted (Added after agenda was produced)* *e.* **21/01303/FULL Glebelands, Five Oak Green Road, Tudeley, Tonbridge, TN11 0PW** Conversion of an agricultural building to a single 3-bedroom dwelling house, to include the demolition of associated redundant agricultural buildings **Recommend approval** *****Approval Granted (Added after meeting)*

48	8. **ONGOING MATTERS** - The Kings Head, Five Oak Green Road, Five Oak Green. Nothing to note. - Dislingbury Farm House Planning visit in April: planning application in future expected.
	9. **DATE OF NEXT MEETING –** 26th July 2021

No further business meeting closed at 21:14

Signed: …… Dated: …….