

# CAPEL PARISH COUNCIL

TO: Cllrs Saunders, Fenton, Mackonochie & Patterson

**ALL COUNCILLORS ARE HEREBY SUMMONED** to attend the  
**Planning Committee Meeting of CAPEL PARISH COUNCIL to be held in Capel Village Hall  
on Monday 26<sup>th</sup> July 2021**

When it is proposed to transact the business shown in the agenda below.

The Meeting will be open to the press and public.

This meeting will immediately follow the Full Council meeting that commences at 7:30pm.

*Madelaine Boyle*  
Clerk

Date of Issue: 19<sup>th</sup> July 2021

## AGENDA

| Minute No |   |
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|           | 1. <b>ADMINISTRATION</b> - Fire Exits, Fire Meeting Point, Mobile Phones, Sanitisation measures, intention to record or film the meeting.   |
| 49        | 2. <b>APOLOGIES FOR ABSENCE</b>   |
| 50        | 3. <b>DECLARATION OF INTERESTS</b>  |
| 51        | 4. <b>APPROVAL OF MINUTES</b><br>Planning meetings held on 28 <sup>th</sup> June 2021 to be signed as a true and accurate record.   |
| 52        | 5. <b>NEW PLANNING APPLICATIONS</b><br><i>Planning applications to be decided by CPC</i> <ol style="list-style-type: none"> <li>a. <b>21/01976/FULL 4 Oak Road Five Oak Green Tonbridge TN12 6TA</b><br/> Demolition of existing garage and proposed single storey side and rear extension</li> <li>b. <b>21/02043/FULL 68 Nortons Way Five Oak Green Tonbridge TN12 6TF</b><br/> Demolition of existing porch. Installation of new porch; Erection of a single storey, lean-to extension with roof windows to rear of property</li> <li>c. <b>21/02224/LBC Upper Postern Farm Postern Lane Tonbridge Kent</b><br/> Listed Building Consent: Proposed interior changes at half-basement and upper ground floor levels.</li> <li>d. <b>21/02171/FULL 10 Tolhurst Road Five Oak Green Tonbridge Kent TN12 6TN</b><br/> Rear single storey extension with two storey extension to a portion of the rear extension.</li> </ol>  |
| 53        | 6. <b>OUTSTANDING APPLICATIONS AWAITING TWBC RESPONSE</b><br><i>Planning applications decided by CPC are in Bold awaiting decision by TWBC.</i> <ol style="list-style-type: none"> <li>a. <b>19/03349/FULL Land At Mascalls Farm Badsell Road Paddock Wood Tonbridge.</b><br/> Development of 100 new homes including the provision of affordable homes together with access, parking, hard and soft landscaping and areas of open space.<br/> <b>Recommend Refusal, and to resend previous comments on this matter.</b></li> <li>b. <b>21/00129/TPO Rose Cottage, Five Oak Green Road, Five Oak Green, Tonbridge, Kent, TN12 6RL</b> Proposal: Trees: WILLOW – Reduce aggressive growth and spread of willow tree canopy by 5m. <b>Recommend Approval.</b></li> <li>c. <b>21/00317/TPO Ruxton House, Sychem Lane, Five Oak Green, Tonbridge, Kent, TN12 6TL</b> Proposal: Trees: OAK (T1) – Reduce crown by 3m to sufficient growth points, sever ivy at 1m and remove all major deadwood from canopy<br/> <b>Recommend Approval.</b></li> <li>d. <b>21/00479/TPO – 50-51 Sychem Place, Five Oak Green, Tonbridge, Kent, TN12 6TS</b> Proposal: Trees: T1 (OAK) – Fell and treat the stump to prevent regrowth; T6 (OAK) – Reduce the entire canopy by 25% (2m off all aspects). <b>Recommend Neutral. Leave recommendation to the Tree</b></li> </ol> |

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|    | <p><b>Officer.</b></p> <p>e. <b>21/00830/FULL Bracken Dale, Maidstone Road, Pembury, Tunbridge Wells, TN2 4AL.</b><br/>Conversion of existing loft including enlargement of existing rear dormer and roof amendments including 11 no. rooflights; Infill front porch area; changes to fenestration; internal alterations; new decking; new replacement detached garage <b>Recommend approval</b></p> <p>f. <b>21/01599/LBC 1 - 4 Crockhurst Street Cottages Crockhurst Street Tudeley Tonbridge Kent TN11 0NT.</b> 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 <b>Refer to Listed Building Conservation Officer.</b></p> <p>g. <b>21/01808/FULL Oaklee Lodge Badsell Road Five Oak Green Tonbridge Kent TN12 6QY.</b><br/>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. <b>Recommend Neutral: Rear extension should step back from the boundary to ensure residential amenity with neighbour and to allow for maintenance to wall.</b></p> <p>h. <b>21/01425/FULL Evans Farm Whetsted Road Five Oak Green Tonbridge Kent TN12 6SE.</b><br/>Replacement front porch. <b>Recommend Approval: Sympathetic to existing building.</b></p> <p>i. <b>21/01473/FULL Kenilworth Badsell Road Five Oak Green Tonbridge Kent TN12 6QU.</b> 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. <b>Recommend Approval.</b></p> <p>j. <b>21/01861/FULL 41 Whetsted Road Five Oak Green Tonbridge TN12 6RS.</b> Erection of a rear single storey extension and side two storey extension <b>Recommend Approval.</b></p> <p>k. <b>21/01793/FULL 40 Nortons Way Five Oak Green Tonbridge Kent TN12 6TB.</b> Loft conversion including a rear dormer and 4x skylights on the front part of the roof <b>Recommend Approval.</b></p> <p>l. <b>21/01809/FULL Stonecastle Farm Whetsted Road Five Oak Green Tonbridge Kent TN12 6SE.</b><br/>Conversion of existing cart lodge to a single dwelling (Alternative to approval 18/03859/PNQCLA) <b>Recommend Approval: Suggest one way film is put on the three windows at the back.</b></p> |
| 54 | <p>7. <b>TUNBRIDGE WELLS BOROUGH COUNCIL DECISIONS.</b><br/><i>Outstanding planning applications decided by TWBC shall appear once decided.</i><br/><i>*TWBC Planning Decision</i></p> <p>a. <b>21/01548/FULL Land West of Sychem Lane, Five Oak Green, Tonbridge, Kent, TN12 6YW.</b><br/>Variation of Condition 2 (Approved Plans) of 20/02271/FULL – Amendments to the approved dwellings for Plots 5 and 6. <b>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. *Permission Granted</b></p> <p>b. <b>21/01552/TPO 9 Nortons Way, Five Oak Green, Tonbridge, Kent, TN12 6TB.</b> Trees: SILVER BIRCH (T1) – Fell and stump removed. <b>Recommend Approval *Permission Granted</b></p> <p>c. <b>21/01645/FULL Stonecastle Farm Whetsted Road Five Oak Green Tonbridge TN12 6SE.</b><br/>Change of Use of Land to form domestic curtilage and the erection of a detached two bay garage with store. <b>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. *Permission Granted</b></p> <p>d. <b>21/01538/FULL Verona Five Oak Green Road Five Oak Green Tonbridge Kent TN12 6TJ.</b><br/>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 <b>Recommend Approval: Good use of plot ratio. *Permission Granted</b></p>   |
| 55 | <p>8. <b>ONGOING MATTERS</b></p> <ul style="list-style-type: none"> <li>- The Kings Head, Five Oak Green Road, Five Oak Green.</li> <li>- Dislingbury Farmhouse</li> </ul>  |
|    | <p>9. <b>DATE OF NEXT MEETING – 26<sup>th</sup> July 2021</b></p>   |