

CAPEL PARISH COUNCIL

Minutes of a Planning Committee Meeting held on Monday 29 November 2021 at Capel Village Hall, Falmouth Place, Five Oak Green TN12 6RD at 19:00hrs

Present: Cllrs Saunders (Chair), Mackonochie, Malpas & Patterson

In attendance: Louise Goldsmith, Clerk
1 member of the public

Minute No	
	1. ADMINISTRATION - Fire Exits, Assembly Point, Mobile Phones, Sanitisation Measures
78	2. APOLOGIES FOR ABSENCE – to receive and accept apologies for absence. Apology given by Cllr. Fenton due to holiday. Accepted.
79	3. DECLARATION OF INTERESTS – None
80	4. 5. APPROVAL OF MINUTES It was RESOLVED that the minutes of the Planning Meeting held on the 25 October 2021 be signed as a true and accurate record.
81	6. NEW PLANNING APPLICATIONS The following applications were considered, and it was RESOLVED that the following responses be submitted to Tunbridge Wells Borough Council (TWBC). <ul style="list-style-type: none"> a. 21/03422/FULL – Capel Grange Farm, Badsell Road, Five Oak Green, TN12 6QX Change of use and conversion of agricultural buildings to form three separate dwellings to include change of cladding material and creation of large garden areas (as an amendment to the prior approval for the change of use and building operations to convert the buildings into 3 dwellings under reference 20/03401/PNQCLA). Recommend: Approval b. 21/03540/FULL – Spring Farm, Colts Hill, Five Oak Green The erection of a dwelling and associated garage, vehicular access and landscaping. Recommend: Refusal. We do not agree that there are any Special Circumstances for this proposal to be considered acceptable development in the Green Belt and do not feel that the proposed dwelling is in keeping with the area. c. 21/03736/PNQCLA – Barn North of Colt Cottage, Postern Lane, Tonbridge, TN11 0QU Prior Notification for the change of use of a building and land within its curtilage from an agricultural use to a use falling within Class C3 (1no. dwelling house) and building operations reasonably necessary to convert the building for its prior approval to:- Transport and highways impacts; - Noise impacts; -Contamination risk; -Flooding risks; - Whether location or siting makes it impractical or undesirable - Design or external appearance – The provision of adequate natural light in all habitable rooms of the dwelling house. Recommend: Approval subject to a condition that the concerns of the Kent, Fire and Rescue Service are addressed. d. 21/03533/FULL – Flittons, Colts Hill, Five Oak Green, TN12 6SJ To renovate the existing barn. To include replacing the asbestos clad walls with timber cladding and replacing the asbestos ‘pent’ roof with a metal ‘apex’ roof. To raise the overall height by 500mm. Recommend: Approval. e. 21/03283/FULL – Church Farmhouse, Crockhurst Street, Tudeley, TN11 0NZ Reconstruction and enlargement of out building. Recommend: Approval subject to a condition that the building should not be used for residential purposes. f. 21/03419/FULL & 21/03420/LBC – Top Lodge, Pembury Road, Tonbridge, TN11 0FX Construction of gymnasium outbuilding. New driveway access including construction of new walls to front line boundary (new site plan considered). Recommend: No change to original comments. Refusal. The proposed outbuilding is too large given its proximity to the curtilage of the existing residential dwelling. The proposal is also unacceptable given this site is in the green belt and an Area of Natural Outstanding

	<p>Beauty. Should TWBC be mindful to approve this proposal we request that a condition is set that the building should not be used for residential purposes.</p> <p>21/03420/LBC: Recommend: As above but refer to Listed Building Conservation Officer.</p>
82	<p>7. OUTSTANDING APPLICATIONS AWAITING TWBC RESPONSE Recommendation by CPC is in BOLD</p> <p>a. 21/00479/TPO – 50-51 Sychem Place, Five Oak Green, Tonbridge, 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.</p> <p>b. 21/02508/TPO - 51 Sychem Place, Five Oak Green, Tonbridge, TN12 6TS Trees: T6 (Apple) – 30% crown reduction. <i>(Noted that the description in the title is incorrect and that this proposal is for works to a number of trees)</i> Recommend: Neutral. Leave recommendation to the Tree Officer. Observation: We are concerned about the removal of the trees in this area and the effect this will have on the water levels and clay heave. Local knowledge informs us that the removal of trees in this area in the past has affected the water levels.</p> <p>c. 21/02762/FULL – 1 Bank Farm Cottages, Sherenden Road, Tudeley, TN11 0PB Proposed single storey rear extension, roof light and associated internal alterations. Recommend: Neutral but we would question whether this proposal represents an overdevelopment of the site.</p> <p>d. 21/03430/FULL – Oakmead Farm, Maidstone Road, Pembury, TN2 4AL Front porch extension, roof alterations to raise ridge height, two rear dormer windows and replacement of existing conservatory with an infill extension. Recommend: Approval</p> <p>e. 21/03396/PNR – Moat Farm, Whetsted Road, Five Oak Green, TN12 6RR Change of use of an agricultural building to a flexible use. For its prior approval to – Transport and highway impacts – Noise impacts – Contamination risk – Flooding risks. Recommend: Neutral</p> <p>f. 21/03222/FULL – The Fitzgerald, Whetsted Road, Five Oak Green, TN12 6RT Demolition of south eastern parts of the existing building; construction of a new ground floor extension to the southeast and rear; internal alterations to reconfigure the retained areas; external works to provide fully accessible areas to the exterior of the building along with parking and vehicle turning points. Recommend: Refusal. The proposed extension is unacceptably large and overbearing and will affect the residential amenity of the neighbouring property.</p>
83	<p>8. TUNBRIDGE WELLS BOROUGH COUNCIL DECISIONS. <i>Outstanding planning applications decided by TWBC shall appear once decided.</i> Recommendation by CPC is in BOLD. *TWBC Planning Decision is in Italics</p> <p>a. 21/21/02907/PN14 – Moat Farm, Whetsted Road, Five Oak Green, TN12 6RR Prior Notification for Installation of 291.8kW roof mounted solar PV system comprising 1 x SMA Core 1 50kW inverter and 758 x Canadian Solar panels – For its approval for design and external appearance, in particular the impact of glare on the occupiers of neighbouring land. Recommend: No comment. Prior Approval not required</p> <p>b. 03236/FULL – 61 Whetsted Road, Five Oak Green, TN12 6RT Single storey side extension. Recommend: Approval. Application Permitted</p> <p>c) 21/03025/FULL – The Chequers, Whetsted Road, Five Oak Green, TN12 6SE Demolition of pool building; removal of open closure; removal of an existing mobile home; new swimming pool; erection of granny annex; new dormer on main building. Recommend: Approval. We feel this proposal would be an architectural improvement. <i>Application Permitted.</i></p>

84	8. ONGOING MATTERS <ul style="list-style-type: none"> - The Kings Head, Five Oak Green Road, Five Oak Green - no further developments. - Dislingbury Farm House – no update
85	9. DATE OF NEXT MEETING – Monday 20 December 2021 at 19:00hrs

With no further business to discuss the meeting closed at 19:36hrs

Signed:

Dated:

DRAFT