

CAPEL PARISH COUNCIL

TO: Cllrs Saunders, Fenton, Mackonochie, Malpas & 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 31 January at 7.00pm

When it is proposed to transact the business shown in the agenda below.
 The Meeting will be open to the press and public.

Louise Goldsmith
 Clerk

Date of Issue: 25 January 2022

AGENDA

Minute No	
	1. ADMINISTRATION - Fire Exits, Fire Meeting Point, Mobile Phones, Sanitisation measures, intention to record or film the meeting.
95	2. APOLOGIES FOR ABSENCE
96	3. DECLARATION OF INTERESTS
97	4. APPROVAL OF MINUTES Proposed that the minutes of the Planning Meeting held on the 29 November 2021 and the 20 December 2021 be signed as a true and accurate record.
98	5. OPEN SESSION - To adjourn the meeting to enable any members of the public present to address the Council.
99	6. NEW PLANNING APPLICATIONS <i>Planning applications to be decided by CPC</i> <ol style="list-style-type: none"> a. 21/04129/FULL – Land west of Sychem Lane, Five Oak Green, TN12 6YW Variation of condition 2 (Approved Plans) 21/01548/FULL, relocation of garage for Plot 1; Addition of single storey extension to Plot 1. b. 21/04118/LBC – Brook Cottage, Sychem Lane, Five Oak Green, TN12 6TT Listed Building Consent: Alterations for works to install measures necessary to limit internal flooding to the property, including installation of a sump pump to protect internal floor void, installation of automatic heritage airbricks and repairs to mortar and brickwork. c. 21/03732/LBC – Colts Hill Farmhouse, Colts Hill, Five Oak Green, TN12 6SN Listed Building Consent: Erection of traditional glasshouse within garden.
100	7. OUTSTANDING APPLICATIONS AWAITING TWBC RESPONSE Recommendation by CPC is in BOLD <ol style="list-style-type: none"> 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 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>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>
101	<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. 21/03842/LBC – St Nortons Barn, Five Oak Green Road, Five Oak Green, TN12 6RW Listed Building Consent: Installation of sump and pump to the rear of the property to enable floodwater to drain from under the internal floor of the property. Recommend: Refer to Listed Building Conservation Officer. We have concerns about the effect of possible flooding on adjacent properties to the side and rear. * Permission Granted</p> <p>b. 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. * Permission Granted</p> <p>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. * Prior Approval Granted</p> <p>d. 21/03802/FULL – Builders Yard, Badsell Road, Five Oak Green Demolition of existing buildings and erection of detached dwelling for residential purposes, with associated hard and soft landscaping; Creation of biodiversity enhancement areas and removal of North boundary wall. * APPLICATION WITHDRAWN</p> <p>e. 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. *Refused</p> <p>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 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. 21/03420/LBC: Recommend: As above but refer to Listed Building Conservation Officer. * Refused.</p>
102	<p>8. OTHER MATTERS</p> <p>a. The Kings Head, Five Oak Green Road, Five Oak Green.</p> <p>b. Dislingbury Farmhouse</p> <p>c. Appeal Received: 21/00069/FUL : Land At Sychem Place Sychem Place Five Oak Green Development of site for 2 dwellings, parking, landscaping and alterations to access</p> <p>d. Design & Heritage Eco-Design Guide developed by Cranbrook & Sissinghurst Parish Council</p>
103	<p>9. DATE OF THE NEXT MEETING – Monday 28 February 2022 at 7pm</p>