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 25 JULY 2022 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. (*Public Bodies (Admission to Meetings) Act 1960)*

Louise Goldsmith

Clerk Date of Issue: 19 July 2022

**AGENDA**

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| Minute No |  |
|  | 1. **ADMINISTRATION** - Fire Exits, Fire Meeting Point, Mobile Phones, intention to record or film the meeting. |
| 149 | 1. **APOLOGIES FOR ABSENCE -** to receive and accept apologies for absence *(LGA 1972 s85 (1))* |
| 150 | 1. **DECLARATION OF INTERESTS** - to receive declarations of pecuniary and non-pecuniary interests.   Where any councillor has a Disclosable Pecuniary Interest (as defined in the Members’ Code of Conduct) in any matter to be considered at a meeting of the Council, a committee or sub-committee they must withdraw from the meeting room during the whole of the consideration of that matter and must not participate in any vote on that matter unless a dispensation has been obtained from the Monitoring Officer. |
| 151 | 1. **APPROVAL OF MINUTES**   Proposed that the minutes of the Planning Meeting held on the 27 June 2022 be signed as a true and accurate record. *(LGA 1972 sch. 12, para 41(1))* |
| 152 | 1. **OPEN SESSION**   To adjourn the meeting to enable any members of the public present to address the Council. |
| 153 | 1. **NEW PLANNING APPLICATIONS**   *Planning applications to be decided by CPC*   1. **22/01953/FULL – Badsell Park Farm, 1 The Stables, Crittenden Road, Matfield, TN12 7EW**   Erection of single storey side extension.   1. **22/02006/ADV – Dovecote Inn, Alders Road, Capel, TN12 6SU**   Erection of illuminated and non-illuminated signage.   1. **22/01795/FULL – 69 Whetsted Road, Five Oak Green, TN12 6RT**   Demolition of existing conservatory. Erection of rear extension.   1. **22/01840/ADV & 22/01839/FULL – Cazoo Customer Care Centre, Lodge Oak Lane, TN11 0QN**   3No. illuminated letter signs, 1No. non-illuminated letter sign, 2No. totem signs, 1 No. Welcome sign and 5No. directional signs. |
| 154 | 7. **OUTSTANDING APPLICATIONS AWAITING TWBC RESPONSE**  **Recommendation by CPC is in BOLD**   1. **22/01603/FULL – Capel Court Yard, Sychem Lane, Five Oak Green, TN12 6FA**   **Conversion of existing commercial building to architectural metalwork/fabrication workshop.**  **Recommend: Object. We feel this site has developed by piecemeal and we would like to see an application for the whole site to regularise the activities. We also object on the basis of noise issues on the site and the impact of these on neighbouring properties.**   1. **22/01495/FULL – 1 and 2 Forest Farm Cottage, Pembury Road, Capel, TN11 0ND**   Demolition of existing single storey rear extension and front porch and the erection of a replacement single storey rear extension, front porch and new dormer window.  **Recommend: Approval.**   1. **22/00489/FULL – Capel Cottage Garden Nursery, Maidstone Road, Whetsted, TN12 6SQ**   **Erection** of a dwelling for manager’s accommodation associated with the existing business.  **Recommend: Approval but would like an agricultural/horticultural tenancy condition to be set that the occupation of the dwelling is to be only associated with the existing business. From the perspective of the Parish Council we disagree with the conclusion of KCC Highways and feel there would be actually less car journeys should this proposal be approved.** |
| 155 | **TUNBRIDGE WELLS BOROUGH COUNCIL DECISIONS.**  *Outstanding planning applications decided by TWBC shall appear once decided.*  **Recommendation by CPC is in BOLD.** *\*TWBC Planning Decision is in Italics*   1. **22/01383/TPO – 51 Sychem Place, Five Oak Green, TN12 6TS**   T1 - reduce the canopy by 30% (2.5m of each aspect), T2 – reduce the canopy by 25% (2m of each aspect). **Recommend: Leave to Tree Officer.** *Application Permitted.*   1. **22/01368/FULL – Rochester Place, Sychem Lane, Five Oak Green, TN12 6TR**   Alterations to approved plans 21/00069/FULL (Addition of 10 roof lights, alterations to front roof design. **Recommend: Object. Our emerging neighbourhood plan and design codes clearly state that 3 storey dwellings are not in keeping with our street scenes being more suited to an urban area.** *Application Permitted.*   1. **22/01316/FULL – Carpenters Yard Cottage, Pembury Road, Capel, Tonbridge, TN11 0QF**   Conversion of dwelling house into two residential units.  **Recommend: Support. We feel this is a good use of the buildings and will be good for the rural economy.** *Application Permitted.*   1. **22/01571/LBC – Church of Thomas A Becket, Church Lane, Five Oak Green, TN12 6SX**   **Listed Building Consent: Replacement of existing lighting installation.**  **Recommend: Approval but refer to Conservation Officer.** *Application Permitted.*   1. **22/01220/FULL – Badsell Park Farm, 1 The Stables, Crittenden Road, TN12 7EW**   Installation of 22 solar panels on a ground mounted frame, supported on concrete foundations.  **Recommend: No objection. We would like to point out that the uploaded site plan is incorrect.** *Application Permitted.* |
| 156 | 1. **OTHER MATTERS**    1. The Kings Head, Five Oak Green Road, Five Oak Green.    2. Dislingbury Farmhouse    3. Queens Head Public House – Nomination as an Asset of Community Value – to note that TWBC has approved the nomination – see attachment. |
| 157 | 1. **DATE OF THE NEXT MEETING –** Monday 5 September 2022 at 7pm |