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 5 SEPTEMBER 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: 30 August 2022

**AGENDA**

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| Minute No |  |
|  | 1. **ADMINISTRATION** - Fire Exits, Fire Meeting Point, Mobile Phones, Intention to record or film the meeting. |
| 158 | 1. **APOLOGIES FOR ABSENCE -** to receive and accept apologies for absence *(LGA 1972 s85 (1))* |
| 159 | 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. |
| 160 | 1. **APPROVAL OF MINUTES**   Proposed that the minutes of the Planning Meeting held on the 25 July 2022 be signed as a true and accurate record. *(LGA 1972 sch. 12, para 41(1))* |
| 161 | 1. **OPEN SESSION**   To adjourn the meeting to enable any members of the public present to address the Council. |
| 162 | 1. **NEW PLANNING APPLICATIONS**   *Planning applications to be decided by CPC*   1. **22/02246/OUT – Capel Grange Farm, Badsell Road, Five Oak Green, TN12 6QX**   Erection of up to 8 no. dwellings, including access with all matters reserved.   1. **22/02200/PNEXT – 47 Falmouth Place, Five Oak Green Road, Five Oak Green, TN12 6RG**   Prior notification for a proposed single storey rear extension which: A) Extends by 3.15 metres beyond the rear wall of the original dwelling; B) Has a maximum height of 3.38 metres from the natural ground level; C) Has a height of 2.32 metres at the eaves from the natural ground level.   1. **22/02210/FULL – 60 Whetsted Road, Five Oak Green, TN12 6RT**   Erection of annexe to rear garden.   1. **22/02380/LDCEX – The Hop Farm, Country Park, Maidstone Wood, TN12 6PY**   Lawful Development Certificate (Existing): Mixed use for the holding of events, caravan and camp site for a continuous use for a period of ten years prior to the application date.   1. **22/02307/FULL – 1 Stonecastle Cottages, Whested Road, Five Oak Green, TN12 6SD**   Erection of rear single storey extension.   1. **22/02293/PNR – Land opposite Badsell Cottage, Badsell Road, Five Oak Green**   Prior notification for change of use of an agricultural building to a flexible use – For its prior approval to – Transport and highways impacts – Noise impacts – Contamination risk – flooding risks.   1. **22/02274 – Derry Cottage, Colts Hill, Five Oak Green, TN12 6SP**   Proposed new access on to A228   1. **22/02279/PNEXT – 44 Nortons Way, Five Oak Green, Tonbridge, TN12 6TB**   Prior notification for a proposed single storey rear extension which: A) Extends by 5 metres beyond the rear wall of the original dwelling; B) Has a maximum height of 2.85 metres from the natural ground level; C) Has a height of 2.60 metres at the eaves from the natural ground level.   1. **22/02111/FULL – Deldean Yard, Five Oak Green Road, Five Oak Green, TN12 6TH**   Installation of telecoms container/equipment of 12m (d) x 3.4 (w) x 3.6m (H) and associated acoustic barrier/fence.   1. **22/01783/FULL – 46 Nortons Way, Five Oak Green, Tonbridge, TN12 6TE**   Front porch extension of existing house.   1. **22/01953/FULL – Badsell Park Farm, 1 The Stables, Crittenden Road, Matfield, TN12 7EW**   Erection of single side extension.   1. **22/02085/FULL – Land adjacent The Oast Barn, Whetsted Road, Five Oak Green, TN12 6SF**   Erection of stable block. |
| 163 | 7. **OUTSTANDING APPLICATIONS AWAITING TWBC RESPONSE**  **Recommendation by CPC is in BOLD**   1. **22/01953/FULL – Badsell Park Farm, 1 The Stables, Crittenden Road, Matfield, TN12 7EW**   Erection of single storey side extension.  **Recommend: Approval.**   1. **22/02006/ADV – Dovecote Inn, Alders Road, Capel, TN12 6SU**   Erection of illuminated and non-illuminated signage.  **Recommend: Approval subject to a condition that all external lighting is switched off at 23:00hrs**   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.** |
| 164 | **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. **22/01495/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.** *Application permitted.*     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.  **Recommend: Object. We note that the address is incorrect and that this application is retrospective. We are concerned about the impact of the lighting on the dark skies in this rural area and we would like all the lighting to be less intrusive. If TWBC is minded to approve this proposal we would like a condition set that the external lighting is switched off outside hours of business.** *Application permitted.*   1. **22/01795/FULL – 69 Whetsted Road, Five Oak Green, TN12 6RT**   Demolition of existing conservatory. Erection of rear extension.  **Recommend: No objection subject to the concerns of Southern Water been taken into account.** *Application permitted.*   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.** *Application withdrawn.* |
| 165 | 1. **OTHER MATTERS**    1. The Kings Head, Five Oak Green Road, Five Oak Green.    2. Dislingbury Farmhouse    3. Queens Head Public House |
| 166 | 1. **DATE OF THE NEXT MEETING –** Monday 26 September 2022 at 7pm |