

CAPEL PARISH COUNCIL

Minutes of a Planning Committee Meeting held on Monday 28 November 2022 at Capel Village Hall, Falmouth Place, Five Oak Green TN12 6RD at 19:00hrs

Present: Cllrs. Saunders (Chair), Fenton, Malpas, Patterson and Mackonochie
In attendance: Louise Goldsmith, Clerk, 3 members of the public

Minute No	
	1. ADMINISTRATION - Fire Exits, Assembly Point, Mobile Phones. No requests received to record the meeting.
185.	2. APOLOGIES FOR ABSENCE - None
186.	3. DECLARATION OF INTERESTS – Cllr. Patterson declared a personal interest in item 6 (a).
187.	4. APPROVAL OF MINUTES The minutes of the meeting held on the 31 October 2022 were signed as a true and accurate record.
188.	5. OPEN SESSION It was resolved to lower Standing Orders to allow members of the public to comment on any any agenda item during the meeting. A member of the public spoke in support of the planning proposal 22/03109/FULL.
189.	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). a. 22/03109/FULL Capel Court Oast, Alders Road, Capel, TN12 6SU Erection of single storey rear extension. Recommend: Approval.
190.	7. OUTSTANDING APPLICATIONS AWAITING TWBC RESPONSE Recommendation by CPC is in BOLD a. 22/02873/FULL – Oaklee Lodge, Badsell Road, Five Oak Green, TN12 6QY Addition of 3 x front facing dormers to front roof slope. Recommend: Neutral. We question whether the plans are drawn correctly to scale as the first floor windows looks disproportionate in size. b. 22/02970/FULL – Tricklebrook Fishery, Colts Hill, Five Oak Green, TN12 6SH Extension of existing fishing enterprise including a new fishing lake, four chalets, a new building and hard and soft landscaping. Recommend: Refusal because we are concerned about the lack of drainage, biodiversity impact and proximity to the AONB. We would like further information and an opportunity to comment on this. c. 22/02846/FULL – Fish Lodge, Pembury Road, Capel, TN11 0NB Variation of condition 7 (Number of events) with application 19/00950/FULL – To increase the permitted number of events at the site from 25 to 50. To remove the limit of events from March to October to year-round (12 months). To increase the permitted number of guests from 80 to 150. Recommend: Refusal. We are concerned about the noise impacting the neighbouring properties and would like KCC Highways to consider the impact of the increase in vehicle movements and to assess whether any improvements are required to the road markings, signage and lighting. d. 22/02921/FULL – 36 Willow Crescent, Five Oak Green, TN12 6TD Extension of existing single storey rear extension. Erection of first floor side extension. Replacement of the existing cladding with new cladding, erection of first floor extension. Recommend: Neutral. We are concerned about the effect of the first-floor extension on the residential amenity of the neighbouring property.

191.	<p>3. 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. 22/02990/FULL – Holmewood Farm, Badsell Road, Five Oak Green, TN12 6QR Change two paddocks currently being used for horse grazing into a caravan storage area. Recommend: Refusal due to lack of information. We would expect to see a business plan and question whether this should be an application for a change of use. <i>*Application withdrawn</i></p> <p>b. 22/02669/TPO – 51 Sychem Place, Five Oak Green, TN12 6TS Oak T1 – reduce canopy by 30% (3-3.5m) to suitable growth points, remove major deadwood, crown lift to 4m, Oak T2 – reduce canopy by 25% (2.5m) to suitable growth points, remove major deadwood, crown lift to 4m, lightly crown thin by 20% removing crossing and rubbing branches. Recommend: Refer to the Tree Officer. *Permitted.</p> <p>c. 22/02751/FULL – Cooklands Oast, Whetsted Road, Five Oak Green, TN12 6RT Replacement and upgrade of existing windows and doors. Recommend: Approval. *Permitted.</p> <p>d. 22/02783/FULL – 20 Willow Crescent, Five Oak Green, TN12 6TD Installation of 16no. solar panels on the south facing side of the dwelling roof. Recommend: Approval. *Permitted.</p> <p>e. 22/02829/LBC – Upper Postern Oast, Posten Lane, Tonbridge, TN11 0QP Listed Building Consent: Replacement of one timber door to side of property with oak door. Recommend: Refer to Listed Building Conservation Officer. *Permitted.</p> <p>f. 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. *Refused</p> <p>g. 22/02276LBC – Top Lodge, Pembury Road, Capel, TN11 0FX Listed Building Consent: Demolition of outbuilding. Recommend: Neutral and refer to Listed Building Conservation Officer. *Permitted</p>
192.	<p>4. OTHER MATTERS</p> <p>a) The Kings Head, Five Oak Green Road, Five Oak Green – No update.</p> <p>b) Dislingbury Farm House – No update.</p> <p>c) Local Plan Update – To be discussed at Full Council.</p> <p>d) Queen’s Head – It was suggested and agreed that the Clerk advises Enforcement that the property is not been used as a public house.</p>
193.	<p>8. DATE OF NEXT MEETING – Monday 19 December 2022 at 19:00hrs</p>

With no further business to discuss the meeting closed at 19:12hrs

Signed:

Dated: