

CAPEL PARISH COUNCIL

Minutes of a Planning Committee Meeting held on Monday 27 February 2023 at Capel Village Hall, Falmouth Place, Five Oak Green TN12 6RD at 19:00hrs

Present: Cllrs. Patterson (Chair for this meeting), Fenton, Malpas, 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.
212.	2. APOLOGIES FOR ABSENCE – An apology for absence was received from Cllr. Saunders and the reason for absence was accepted.
213.	3. DECLARATION OF INTERESTS – There were none.
214.	4. APPROVAL OF MINUTES The minutes of the meeting held on the 30 January 2023 were signed as a true and accurate record subject to a correction to the date of the meeting in the title.
215.	5. OPEN SESSION It was resolved to lower Standing Orders to allow members of the public to comment on any agenda item during the meeting. Two members of the public expressed some concern over planning proposal 23/00282/FULL.
216.	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. 23/00282/FULL – Queens Head, Five Oak Green Road, Five Oak Green, TN12 6RN Partial demolition of existing single storey rear extension. Loft conversion with three front dormers and one rear dormer. Addition of roof terrace. Reinstatement of existing side elevation fenestration. Recommend: We would like to make the following observations: It is not clear from the plans if the downstairs staircase is to remain and continue to give internal access to the first floor. The residential accommodation in the past has been used by the landlord and if this was separated we would be about concerned whether the business would be viable. The external staircase should remain as a fire exit only. The internal staircase from the ground floor needs to be retained and we would object strongly to the residential accommodation being separated from the business. We are also concerned about overlooking to the neighbouring property from the proposed balcony and would like a condition set to overcome this. We welcome the re-opening of this asset of community value whose designation was supported by the owner. b. 23/00180/TPO – Rose Cottage, Five Oak Green Road, Five Oak Green, TN12 6RL Trees: Willow – reduce growth and spread of willow tree canopy by 5 metres. Recommend: No objection subject to the approval of the Tree Officer. c. 23/00090/PNEXT – Brambletye, Badsell Road, Five Oak Green, TN12 6QR Prior notification for a proposed single storey rear extension which A) extends by 5.90 metres beyond the rear wall of the original dwelling; B) Has a maximum height of 3.90 metres from the natural ground level; C) Has a height of 2.90 metres at the eaves from the natural ground level. Noted: This application has been withdrawn. d. 23/00148/PNQCLA – Barns adjacent to Postern View, Postern Lane, Tonbridge, TN11 0QP 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 C4 (2 dwelling houses) and Buildings Operations reasonably necessary to convert the building. For the change of use: - Transports and Highways impacts; Noise impacts; Contamination risk; Flooding risks; Whether locating or siting makes it impracticable or undesirable. For the operational development: - Design or external appearance Recommend: No objection.

	<p>e. KCC/TW/0019/2023 – Capel Primary School, Five Oak Green Road, Five Oak Green Demolition of the existing stand-alone timber mobile classroom unit to the rear of the main school building. Installation of a new modular single classroom building in the same location. Recommend: Support</p> <p>f. 23/00179/LBC – West Barn, Ploggs Hall, Whetsted Road, Five Oak Green Listed Building Consent: Replacement of front door entrance timber frame and glazing. Recommend: Refer to Listed Building Conservation Officer.</p> <p>g. 23/00175/FULL – Tudeley Brook Stables, Crittenden Road, Matfield Conversion and partial demolition of an existing redundant stable building to form a single dwelling house with associated parking and ecological enhancements. Recommend: Neutral subject to the objections of the Environment Agency being satisfactorily discharged.</p>
217.	<p>7. OUTSTANDING APPLICATIONS AWAITING TWBC RESPONSE Recommendation by CPC is in BOLD</p> <p>a. 22/ 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.</p> <p>b. 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.</p> <p>c. 22/00083/LBC – Tatlingbury Farm House, Five Oak Green Road, TN12 6RG Listed Building Consent: Brick boundary wall dismantling and replacement. Recommend: Refer to Listed Building Conservation Officer.</p> <p>d. 22/03684/FULL – Badsell Orchard, Badsell Road, Five Oak Green The conversion of existing agricultural buildings to office space (Use Class E) and raising of building roof to allow for 350mm of thermal insulation, parking and other associated works. Recommend: Neutral. We suggest obscure glazing, if appropriate, to the windows on the yard side of the building.</p> <p>e. 22/03532/FULL – 1 Church Farm Barn, Crockhurst Street, Tudeley Alterations and extension to existing outbuilding to form holiday let. Recommend: Refusal. We feel there is insufficient information for us to make a decision. There is no information on the disposal of the sewage and it is not clear whether there will be any parking for the proposed holiday let. We also believe that this outbuilding is within the curtilage of a Listed Building.</p> <p>f. 22/03151/FULL – Bouncers Bank, Half Moon Lane, Tudeley, TN11 0PR Construction of pond. Recommend: Approval subject to no objections being received from the Environmental Agency and we question whether this proposal also requires a change of use application.</p> <p>g. 22/03563/FULL – Reeds Solar Farm, Alders Road Construction and operation of a solar photovoltaic (PV) farm and battery storage facility with all associated works, equipment and necessary infrastructure. Recommend: Refusal. We note that most of the professional statutory consultees object/have concerns to/about the proposal and have asked for additional information. We share their concerns and in particular in relation to the following:</p> <p>1. Highway safety - Alders Road is a rural lane which is completely inappropriate for the construction traffic needed. The entrance to the site with a large dip in the ground adjoining a sharp bend in the</p>

	<p>road will present a danger to construction traffic and other users. Please note the junction with the A228 Colts Hill is dangerous and has a record of accidents. The Parish Council could not see how this could be mitigated.</p> <ol style="list-style-type: none"> 2. The site is adjoining and visible from the AONB - there seems to be no assessment of the impact of the site development on the AONB. 3. Although there are assessments of the impact of the development on the listed buildings adjoining the site there is no assessment of the impact on the buildings of this historic rural farmstead taken as a whole. There is no mention of the heritage of this area which is referred to in our emerging Neighbourhood Development Plan. The assessment of harm posed by this development is therefore understated. 4. The site is in the Green Belt and is the last producer of hops in the parish (far from being in decline it has expanded its acreage in the recent past). Although we cannot lay down which crops are produced we would draw your attention to the fact that 75% of the land is Category 2 or 3a best and most versatile land which would seem a waste, given the derelict heritage orchard next door. Capel is really the historic heart of hop growing and to lose the last hop garden and its very fertile soil is not just a big loss for the cultural history of the parish, but also for Kent as a whole. 5. We would draw your attention to the comments of KCC Flood and water management on the inadequacy of the surface water drainage strategy prepared by AECOM. In addition, we would point out that the root structure of the hops (some of which are forty years old) are very water demanding. Their removal would increase the likelihood of surface flooding. This seems not to have been taken into account. 6. We would echo the comments of KCC Archaeology on the weakness of the Archaeological DBA, which like many of the assessments seems to have been done as desktop exercises with little familiarity with the site. 7. We would draw your attention to the comments from Kent Police that the proposed fencing is not suitable for providing the necessary security. 8. We feel there is insufficient screening of the area and do not agree for with their calculations for biodiversity. 9. We are concerned about the cumulative impact of 3 solar farms on the landscape and footpath network in our parish. <p>The Parish Council also request that if TWBC are minded to approve, despite the above, that it be subject to a Section 106 request for a contribution to leisure facilities (planned new village hall) and/or highways (planned 40 mph speed limit on Alders Road) given the extra burden this will place on the community.</p>
218.	<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> <ol style="list-style-type: none"> a. 22/03507/FULL – 34 Nortons Way, Five Oak Green, TN12 6TB Demolition of garage. Single storey rear and side extension. Recommend: Approval. *Permitted. b. 22/03496/FULL – The Hay Barn, Stonecastle Farm, Whetsted Road, TN12 6SE Change of use and incorporation of land into domestic curtilage. Recommend: Refusal. This is a historic farmstead and we are concerned about the impact of the proposal on the wider landscape which has historically been used for farming. We are also concerned about the lack of information provided. *Permitted. c. 22/03430 & 22/03431/LBC – Dislingbury Farmhouse, Half Moon Lane, Tudeley, TN11 0PA Listed Building Consent: Proposed two storey extension and essential repairs to farmhouse and residential conversion of former isolation hospital building. Recommend: Approval. We are pleased to see a proposal to renovate a derelict historical building that has been empty for over 30 years. We suggest that an archaeology survey of the site is carried out. *Permitted. d. 22/03421/FULL – Stonecastle Farm, The Hay Barn, Whetsted Road, Five Oak Green The erection of a detached two bay garage with store (alternative scheme to 21/01645/FULL) Recommend: Refusal. We have concerns that the proposed garage will overlook the neighbouring property affecting the residential amenity. We question the need for an increase in the height of the proposed garage from the original application. We have concerns about the maintenance of the guttering and façade. If the proposal is to be decided within delegated powers we would like to be notified. If the officer is mindful to approve the proposal we would like a condition set that the garage is not to be used for any other purpose. *Permitted.

	<p>e. 22/03644/FULL and 22/03645/LBC – Tudeley Hall Oast, Hartlake Road, Tudeley Listed Building Consent: Proposed reinstatement of roundels and internal alterations to existing ancillary accommodation within the curtilage of a Grade II listed building. (Revised scheme approved under 22/00201/FULL and 22/00202/LBC). Recommend: Approval. <i>*Permitted.</i></p> <p>f. 22/03615/FULL – Castle Hill Farmhouse, Pembury Road, TN11 0QG Replacement of barn to create to create a two storey dwelling and garage. Recommend: Refusal. We do not believe that there are any exceptional circumstances to approve this proposal which is situated in the Green Belt and within an AONB. We object to the proposed increase in the both the footprint and height and question the use of the existing buildings to justify the calculations. This is a historic farmstead and we are concerned about the impact of the proposal on the on the Listed Buildings in the area. The site has a historic relationship with the farmhouse and we would like to refer you to the Historic England GPA3 guidance on Settings and Views. The use of a white render finish is a stark contrast to the weatherboarding and brick on the other buildings in the area and typically used to clad historic buildings. We are concerned about the number of large glazed walls in terms of light pollution and note that the sedum roof above the ground floor is clearly accessible for use from the first floor. We understand that the application has been wrongly submitted with the address of Castle Hill Farmhouse. The proposed dwelling will sit in an elevated position and given its sheer size and the proposed materials we believe it will dominate the area and will affect the residential amenity of the neighbouring properties and have a detrimental effect on this historic setting. <i>*Application withdrawn.</i></p>
219.	<p>4. OTHER MATTERS a) The Kings Head, Five Oak Green Road, Five Oak Green – No update.</p>
220.	<p>8. DATE OF NEXT MEETING – Monday 27 March 2023 at 19:00hrs</p>

With no further business to discuss the meeting closed at 19:33hrs

Signed:

Dated: