

# CAPEL PARISH COUNCIL

## Minutes of a Planning Committee Meeting held on Monday 30 January 2023 at Capel Village Hall, Falmouth Place, Five Oak Green TN12 6RD at 19:00hrs

Present: Cllrs. Saunders (Chair), Fenton, Malpas, Mackonochie and Patterson.  
In attendance: Louise Goldsmith, Clerk, 12 members of the public

Minute No	
	1. <b>ADMINISTRATION</b> - Fire Exits, Assembly Point, Mobile Phones. No requests received to record the meeting.
203.	2. <b>APOLOGIES FOR ABSENCE</b> – None received.
204.	3. <b>DECLARATION OF INTERESTS</b> – There were none.
205.	4. <b>APPROVAL OF MINUTES</b> The minutes of the meeting held on the 19 December 2022 were signed as a true and accurate record subject to a correction to the date of the meeting in the title.
206.	5. <b>OPEN SESSION</b> It was resolved to lower Standing Orders to allow members of the public to comment on any any agenda item during the meeting. Members of the public raised discussed their objections to planning proposal 22/03615/FULL. A member of the public spoke in support of planning proposal 22/03684/FULL. A member of the public spoke in support of planning proposals 22/03430/03431.
207.	6. <b>NEW PLANNING APPLICATIONS</b> The following applications were considered, and it was <b>RESOLVED</b> that the following responses be submitted to Tunbridge Wells Borough Council (TWBC). <ul style="list-style-type: none"> <li>a. <b>22/00083/LBC – Tatlingbury Farm House, Five Oak Green Road, TN12 6RG</b> Listed Building Consent: Brick boundary wall dismantling and replacement. <b>Recommend: Refer to Listed Building Conservation Officer.</b></li> <li>b. <b>22/03684/FULL – Badsell Orchard, Badsell Road, Five Oak Green</b> 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. <b>Recommend: Neutral. We suggest obscure glazing, if appropriate, to the windows on the yard side of the building.</b></li> <li>c. <b>22/03532/FULL – 1 Church Farm Barn, Crockhurst Street, Tudeley</b> Alterations and extension to existing outbuilding to form holiday let. <b>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.</b></li> <li>d. <b>22/03430 &amp; 22/03431/LBC – Dislingbury Farmhouse, Half Moon Lane, Tudeley, TN11 0PA</b> Listed Building Consent: Proposed two storey extension and essential repairs to farmhouse and residential conversion of former isolation hospital building. <b>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.</b></li> <li>e. <b>22/03644/FULL and 22/03645/LBC – Tudeley Hall Oast, Hartlake Road, Tudeley</b> 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). <b>Recommend: Approval.</b></li> </ul>

	<p>f. <b>22/03496/FULL – The Hay Barn, Stonecastle Farm, Whetsted Road, TN12 6SE</b> Change of use and incorporation of land into domestic curtilage. <b>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.</b></p> <p>g. <b>22/03615/FULL – Castle Hill Farmhouse, Pembury Road, TN11 0QG</b> Replacement of barn to create to create a two storey dwelling and garage. <b>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.</b></p>
208.	<p>7. <b>OUTSTANDING APPLICATIONS AWAITING TWBC RESPONSE</b> <b>Recommendation by CPC is in BOLD</b></p> <p>a. <b>22/02970/FULL – Tricklebrook Fishery, Colts Hill, Five Oak Green, TN12 6SH</b> Extension of existing fishing enterprise including a new fishing lake, four chalets, a new building and hard and soft landscaping. <b>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.</b></p> <p>b. <b>22/02846/FULL – Fish Lodge, Pembury Road, Capel, TN11 0NB</b> 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. <b>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.</b></p> <p>c. <b>22/03421/FULL – Stonecastle Farm, The Hay Barn, Whetsted Road, Five Oak Green</b> The erection of a detached two bay garage with store (alternative scheme to 21/01645/FULL) <b>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.</b></p> <p>d. <b>22/03507/FULL – 34 Nortons Way, Five Oak Green, TN12 6TB</b> Demolition of garage. Single storey rear and side extension. <b>Recommend: Approval.</b></p> <p>e. <b>22/03151/FULL – Bouncers Bank, Half Moon Lane, Tudeley, TN11 0PR</b> Construction of pond. <b>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.</b></p>

209.	<p>3. <b>TUNBRIDGE WELLS BOROUGH COUNCIL DECISIONS.</b>  <i>Outstanding planning applications decided by TWBC shall appear once decided.</i>  <b>Recommendation by CPC is in BOLD. *TWBC Planning Decision is in Italics</b></p> <p>a. <b>22/03109/FULL Capel Court Oast, Alders Road, Capel, TN12 6SU</b>  Erection of single storey rear extension.  <b>Recommend: Approval. *Permitted.</b></p> <p>b. <b>22/03338/FULL – Cooklands Oast, Whetsted Road, Five Oak Green</b>  Single storey rear extension, porch and pool storage building additions.  <b>Recommend: Approval. * Permitted</b></p>
210.	<p>4. <b>OTHER MATTERS</b></p> <p>a) The Kings Head, Five Oak Green Road, Five Oak Green – No update.</p> <p>b) Dislingbury Farm House – See item 6 (d).</p> <p>c) Queen’s Head – The Clerk has advised Enforcement that the property is not been used as a public house and awaits a response.</p>
211.	<p>8. <b>DATE OF NEXT MEETING</b> – Monday 27 February 2023 at 19:00hrs</p>

With no further business to discuss the meeting closed at 19:57hrs

Signed: .....

Dated: .....