

CAPEL PARISH COUNCIL

Minutes of a Planning Committee Meeting held on Monday 24 April 2023 at Capel Village Hall, Falmouth Place, Five Oak Green TN12 6RD at 19:00hrs

Present: Cllrs. Saunders (Chair), Malpas, Patterson and Mackonochie
In attendance: Louise Goldsmith, Clerk, 1 member of the public

Minute No	
	1. ADMINISTRATION: Fire Exits, Assembly Point, Mobile Phones. No requests received to record the meeting.
230.	2. APOLOGIES FOR ABSENCE: An apology for absence was received from Cllr. Fenton and the reason for absence was accepted.
231.	3. DECLARATION OF INTERESTS:
232.	4. APPROVAL OF MINUTES The minutes of the meeting held on the 27 March 2023 were signed as a true and accurate record subject to a correction to the date of the meeting in the title.
233.	5. OPEN SESSION There were no comments.
234.	6. NEW PLANNING APPLICATIONS <i>Planning applications to be decided by CPC</i> a. 23/00733/FULL – The Fitzgerald, Whetsted Road, Five Oak Green, TN12 6RT Demolition of existing bungalow and erection of replacement dwelling. Recommend: Refusal. In line with our emerging Neighbourhood Plan guidance we would like to see the use of materials that are more in keeping with the area. If the Officer is minded to approve this proposal we would request a condition is set that the building cannot be occupied as two separate dwellings.
235.	7. OUTSTANDING APPLICATIONS AWAITING TWBC RESPONSE Recommendation by CPC is in BOLD a. 23/00504/TPO – 51 Sychem Place, Five Oak Green, Tonbridge, TN12 6TS Trees: Oak (T1/T2) - Removal of both trees. Recommend: We acknowledge the damage to the adjoining properties and await the very much urgent comments from the Tree Officer. The Parish Council would like to see a copy of the tree report. b. 23/00632/FULL – Spring Farm, Colts Hill, Five Oak Green Erection of dwelling with integral garage, vehicular access and associated landscaping. Recommend: Support. 3 in favour, one neutral c. 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. d. 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>e. 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.</p> <p>f. 23/00118/HYBRID Land West Of Queen Street, Paddock Wood Full Application for erection of 170 homes and Waste Water Treatment Works together with temporary construction/haul road off Queen Street to enable the delivery of the Waste Water Treatment Works and up to 150 dwellings, Outline Application (appearance, landscaping, layout and scale reserved) for the erection of up to 430 additional homes, inclusive of associated infrastructure including land for a new primary school, play areas, allotments, network of new roads (and widening of existing roads), surface water drainage features, car and cycle parking and open space and associated works. Recommend: Object.</p> <p>g. 23/00086/HYBRID Land West Of Queen Street And Mile Oak Road, Paddock Wood Full Application for erection of 160 homes. Outline Application (appearance, landscaping, layout and scale reserved) for the erection of up to 400 additional homes, inclusive of associated infrastructure including land for specialist accommodation for the elderly, land for secondary school expansion, a local centre, play areas, network of new roads (and widening of existing roads), surface water drainage features, car and cycle parking and open space and associated works. Recommend: Object.</p> <p>h. 23/00091/HYBRID - Land West Of Queen Street, Paddock Wood Construction of bus, pedestrian and cycle link between land at Church Farm and Land West Of Queen Street, together with associated works. Recommend: Object.</p> <p>i. 23/00565/FULL – 36 Willow Crescent, Five Oak Green, TN12 6TD Increased size of existing single storey rear extension and removal of chimney. Recommend: Support.</p> <p>j. 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. <i>Revised details</i> Recommend: Neutral. We have concerns about the responses from the statutory consultees particularly from Flood and Water Management at KCC. If minded to approve we would like to request that all the suggested conditions from both the Environment Agency and Flood and Water Management at KCC are adhered to.</p> <p>k. 23/00559/PNR – Carpenters Yard Workshops, Pembury Road, Capel, TN11 0QF Change of use of an agricultural building to a flexible use falling within Class E (Commerical/Business/Service). For its prior approval to: - Transport and Highway impacts – Noise impacts – Contamination Risk – Flooding risks. Recommend: Neutral.</p> <p>l. 23/00655/NMAMD – Silvercrest Construction Ltd., Builders Yard, Badsell Road Addition of basement floor only accessible internally. Recommend: No objection.</p> <p>m. 23/00631/FULL – Capel Grange Lodge, Badsell Road, Five Oak Green, TN12 6QY Erection of additional storage/workshop building with associated entrance alterations. Recommend: Support. The Parish Council remains keen to support local businesses.</p>
236.	<p>8. 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. 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. *Permitted.</p>

	<p>b. 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. *Refused.</p> <p>c. 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. *Permitted.</p> <p>d. 23/00506/FULL – Brambletye, Badsell Road, Five Oak Green, TN12 6QR Demolition of existing rear porch structure and construction of single storey, pitched roof rear extension and other associated minor alterations. Recommend: Support. *Permitted.</p> <p>e. 23/00507/FULL – Spring Farm Oast, Colts Hill Five Oak Green, TN12 6SN Construction of single storey extension. Recommend: Support. *Withdrawn.</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. *Permitted.</p>
237.	<p>3. OTHER MATTERS</p> <p>a. Kings Head: The Clerk to report to Enforcement Members concerns about the condition of the site and safety issues.</p> <p>b. Dislingbury Farmhouse: The Clerk to find out from TWBC why the former isolation hospital building has been knocked down.</p>
238.	<p>8. DATE OF NEXT MEETING – Monday 15 May 2023 at 19:00hrs</p>

With no further business to discuss the meeting closed at 19:25hrs

Signed:

Dated: