

## CAPEL PARISH COUNCIL

**Minutes of a Planning Committee Meeting held on Monday 15 May 2023  
at Capel Village Hall, Falmouth Place, Five Oak Green TN12 6RD at 19:00hrs**

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

Minute No	
	1. <b>ADMINISTRATION:</b> Fire Exits, Assembly Point, Mobile Phones. No requests received to record the meeting.
239.	2. <b>APOLOGIES FOR ABSENCE:</b> An apology for absence was received from Cllr. Malpas and the reason for absence was accepted.
240.	3. <b>DECLARATION OF INTERESTS:</b> None.
241.	4. <b>APPROVAL OF MINUTES</b> The minutes of the meeting held on the 24 April 2023 were signed as a true and accurate record.
242.	5. <b>OPEN SESSION</b> There were no comments.
243.	6. <b>NEW PLANNING APPLICATIONS</b> <i>Planning applications to be decided by CPC</i> <ol style="list-style-type: none"> <li>a. <b>23/00952/FULL – Crockhurst Oast Farm, Crockhurst Street, Tudeley</b> Erection of garden room. <b>Recommend: No objection.</b></li> <li>b. <b>23/00935/FULL – Deldean Yard, Five Oak Green Road, Five Oak Green</b> Installation of a 3m high perimeter fence to existing telecommunications containers. <b>Recommend: Object. We feel the proposed fence would be oppressive to the neighbours and is an excessive height. There is no explanation given as to why the proposal is considered necessary. We would like to remind Officers that this is a rural area surrounded by hedgerows and the proposal represents an over industrialisation of the street scene.</b></li> </ol>
244.	7. <b>OUTSTANDING APPLICATIONS AWAITING TWBC RESPONSE</b> <b>Recommendation by CPC is in BOLD</b> <ol style="list-style-type: none"> <li>a. <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>b. <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. <i>Revised details</i> <b>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.</b></li> <li>c. <b>23/00631/FULL – Capel Grange Lodge, Badsell Road, Five Oak Green, TN12 6QY</b> Erection of additional storage/workshop building with associated entrance alterations. <b>Recommend: Support. The Parish Council remains keen to support local businesses.</b></li> </ol>

	<p>d. <b>22/03563/FULL – Reeds Solar Farm, Alders Road</b> Construction and operation of a solar photovoltaic (PV) farm and battery storage facility with all associated works, equipment and necessary infrastructure. <b>Recommend: Refusal.</b></p> <p>e. <b>23/00632/FULL – Spring Farm, Colts Hill, Five Oak Green</b> Erection of dwelling with integral garage, vehicular access and associated landscaping. <b>Recommend: Support. 3 in favour, one neutral</b></p> <p>f. <b>23/00118/HYBRID Land West Of Queen Street, Paddock Wood</b> 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. <b>Recommend: Object.</b></p> <p>g. <b>23/00086/HYBRID Land West Of Queen Street And Mile Oak Road, Paddock Wood</b> 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. <b>Recommend: Object.</b></p> <p>h. <b>23/00091/HYBRID - Land West Of Queen Street, Paddock Wood</b> Construction of bus, pedestrian and cycle link between land at Church Farm and Land West Of Queen Street, together with associated works. <b>Recommend: Object.</b></p> <p>i. <b>23/00733/FULL – The Fitzgerald, Whetsted Road, Five Oak Green, TN12 6RT</b> Demolition of existing bungalow and erection of replacement dwelling.</p>
245.	<p>8. <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>23/00655/NMAMD – Silvercrest Construction Ltd., Builders Yard, Badsell Road</b> Addition of basement floor only accessible internally. <b>Recommend: No objection. *Permitted</b></p> <p>b. <b>23/00559/PNR – Carpenters Yard Workshops, Pembury Road, Capel, TN11 0QF</b> 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. <b>Recommend: Neutral. *Prior approval granted.</b></p> <p>c. <b>23/00565/FULL – 36 Willow Crescent, Five Oak Green, TN12 6TD</b> Increased size of existing single storey rear extension and removal of chimney. <b>Recommend: Support. *Permitted</b></p> <p>d. <b>23/00504/TPO – 51 Sychem Place, Five Oak Green, Tonbridge, TN12 6TS</b> Trees: Oak (T1/T2) - Removal of both trees. <b>Recommend: We acknowledge the damage to the adjoining properties and await the very much urgent comments from the Tree Officer.</b> <b>The Parish Council would like to see a copy of the tree report. *Refused</b></p> <p>e. <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. *Permitted</b></p>

246.	<p>9. <b>OTHER MATTERS</b></p> <p>a. <u>Kings Head</u>: The Clerk has reported to Enforcement Members concerns about the condition of the site. Enforcement has suggested that these concerns are reported to Health and Safety. The Clerk will follow up on this.</p> <p>b. <u>Dislingbury Farmhouse</u>: The Clerk has been in contact with TWBC to find out why the former isolation hospital building has been taken down. TWBC has advised that the landowner has removed the facing materials and the asbestos from the former isolation hospital which was always going to be necessary as they cannot be re-used. However, the existing foundations will be reused / repurposed, and the base and frame of the building retained as part of the conversion works. TWBC has also advised that the existing roof trusses are in storage and will be refitted and this would be consistent with the structural appraisal that was submitted with the planning application. TWBC has admitted that whilst extensive removal of sections of the building do not fall in to the traditional idea of a conversion, the scheme does involve re-use of much of the building. Members agreed that they were satisfied with this explanation.</p>
247.	<p>8. <b>DATE OF NEXT MEETING</b> – Monday 26 June 2023 at 19:00hrs</p>

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

Signed: .....

Dated: .....

DRAFT