

CAPEL PARISH COUNCIL

TO: Cllrs Saunders, Fenton, Mackonochie, Malpas & Patterson

ALL COUNCILLORS ARE HEREBY SUMMONED
to attend the **Planning Committee Meeting of CAPEL PARISH COUNCIL#**
to be held in Capel Village Hall on MONDAY 26 JUNE 2023 at 7.00pm

When it is proposed to transact the business shown in the agenda below.

The Meeting will be open to the press and public. (*Public Bodies (Admission to Meetings) Act 1960*)

Louise Goldsmith
Clerk

Date of Issue: 20 June 2023

AGENDA

Minute No	
	1. ADMINISTRATION - Fire Exits, Fire Meeting Point, Mobile Phones, Intention to record or film the meeting.
248	2. APOLOGIES FOR ABSENCE - to receive and accept apologies for absence (<i>LGA 1972 s85 (1)</i>)
249	3. DECLARATION OF INTERESTS - to receive declarations of pecuniary and non-pecuniary interests. Where any councillor has a Disclosable Pecuniary Interest (as defined in the Members' Code of Conduct) in any matter to be considered at a meeting of the Council, a committee or sub-committee they must withdraw from the meeting room during the whole of the consideration of that matter and must not participate in any vote on that matter unless a dispensation has been obtained from the Monitoring Officer.
250	4. APPROVAL OF MINUTES Proposed that the minutes of the Planning Meeting held on the 15 May 2023 be signed as a true and accurate record. (<i>LGA 1972 sch. 12, para 41(1)</i>)
251	5. OPEN SESSION To adjourn the meeting to enable any members of the public present to address the Council.
252	6. NEW PLANNING APPLICATIONS <i>Planning applications to be decided by CPC</i> <ol style="list-style-type: none">23/03563/FULL – Reeds Solar Farm, Alders Road, Capel Revised details. Construction and operation of a solar photovoltaic (PV) farm and battery storage facility with all associated works, equipment and necessary infrastructure.23/01322/FULL – Tides Reach, Five Oak Green Road, Five Oak Green Proposed side infill extension with 1no. rooflight23/01338/FULL – 1 Stonecastle Cottages, Whetsted Road, Five Oak Green Erection of a rear single storey extension (Amendment of 22/02307/FULL).23/01151/NMAMD – Tatlingbury Farm, Five Oak Green Non-Material Amendment in Relation to 19/00200/FULL - Addition of a single car port to the southern side of plot 623/01084/FULL – 69 Whetsted Road, Five Oak Green Change from pitched roof to flat roof of approved scheme (22/01795/FULL refers)23/01348/FULL – 39 Nortons Way, Five Oak Green Two storey side extension. Demolition of existing garage.

253	<p>7. OUTSTANDING APPLICATIONS AWAITING TWBC RESPONSE Recommendation by CPC is in BOLD</p> <p>a. 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>b. 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>c. 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>d. 23/00952/FULL – Crockhurst Oast Farm, Crockhurst Street, Tudeley Erection of garden room. Recommend: No objection.</p> <p>e. 23/00733/FULL – The Fitzgerald, Whetsted Road, Five Oak Green, TN12 6RT Demolition of existing bungalow and erection of replacement dwelling.</p>
254	<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. 23/00935/FULL – Deldean Yard, Five Oak Green Road, Five Oak Green Installation of a 3m high perimeter fence to existing telecommunications containers. 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. <i>*Refused.</i></p> <p>b. 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. *Permitted.</p> <p>c. 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. *Refused.</p> <p>d. 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. <i>*Permitted.</i></p>

	<p>e. 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: 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. *Permitted.</p>
255.	<p>9. OTHER MATTERS</p> <ul style="list-style-type: none"> a) The Kings Head, Five Oak Green Road, Five Oak Road b) Daft Kent Minerals and Waste Local Plan 2024-39 and Draft Kent Mineral Sites Plan - Regulation 18 Public Consultation June 2023
256.	<p>10. DATE OF THE NEXT MEETING: Monday 31 July 2023 at 7pm</p>