

CAPEL PARISH COUNCIL

Minutes of a Planning Committee Meeting held on Monday 26 June 2023 at Capel Village Hall, Falmouth Place, Five Oak Green TN12 6RD at 19:00hrs

Present: Cllrs. Saunders (Chair), Fenton, 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.
248.	2. APOLOGIES FOR ABSENCE: None received.
249.	3. DECLARATION OF INTERESTS: None.
250.	4. APPROVAL OF MINUTES The minutes of the meeting held on the 15 May 2023 were signed as a true and accurate record.
251.	5. OPEN SESSION There were no comments.
252.	6. NEW PLANNING APPLICATIONS <i>Planning applications to be decided by CPC</i> <p>a. 22/03563/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. Recommend: Refusal. We do not feel that our previous concerns, listed below, nor those of the statutory consultees have been addressed. We agree with the conclusions of the Landscape and Biodiversity Officer. We also echo the comments from the CPRE. The boundary of the High Weald Area of Outstanding Natural Beauty runs along Alders Road. The proposed solar farm is in the High Weald National Character Area and forms part of the setting of the AONB. We would like to remind TWBC that Alders Lane is designated as a historic routeway and that the proposed alterations to provide the necessary visibility splay for the access to the site would have a seriously detrimental effect on the character of the area.</p> <p><i>Previous Comments:</i> Recommend Refusal. We note that most of the professional statutory consultees object/have concerns about to the proposal and have asked for additional information. We share their concerns and in particular in relation to the following:</p> <ol style="list-style-type: none"> 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 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. 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.

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

b. **23/01322/FULL – Tides Reach, Five Oak Green Road, Five Oak Green**

Proposed side infill extension with 1no. rooflight

Recommend: No objection.

c. **23/01338/FULL – 1 Stonecastle Cottages, Whetsted Road, Five Oak Green**

Erection of a rear single storey extension (Amendment of 22/02307/FULL).

Recommend: No objection.

d. **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 6.

Recommend: No objection.

e. **23/01084/FULL – 69 Whetsted Road, Five Oak Green**

Change from pitched roof to flat roof of approved scheme (22/01795/FULL refers).

Recommend: No objection.

f. **23/01348/FULL – 39 Nortons Way, Five Oak Green**

Two storey side extension. Demolition of existing garage.

Recommend: Object. We are concerned about the proximity of the proposed extension to the boundary and would recommend that there is a minimum of a one metre gap between the proposed extension and the boundary to allow for the flow of flood water. We are also concerned about emergency access and the ability to move bins down the side of the house. We question the proposed design as the plan suggests that a proposed window looks directly into the neighbouring properties garage.

253.

7. **OUTSTANDING APPLICATIONS AWAITING TWBC RESPONSE**

Recommendation by CPC is in BOLD

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.**

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>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. 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</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. <i>*Permitted.</i></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. <i>*Refused.</i></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. <i>*Permitted.</i></p>
255.	<p>9. OTHER MATTERS</p> <p>a. <u>Kings Head</u>: The Clerk has reported to Health and Safety at TWBC Members concerns about the condition of the site.</p> <p>b. Draft Kent Minerals and Waste Local Plan 2024-39 and Draft Kent Mineral Sites Plan: Regulation 18 Public Consultation June 2023. Noted.</p>
256.	<p>8. DATE OF NEXT MEETING – Monday 31 July 2023 at 19:00hrs</p>

With no further business to discuss the meeting closed at 19:30hrs

Signed:

Dated: