

# CAPEL PARISH COUNCIL

## PLANNING COMMITTEE

Monday 22<sup>nd</sup> May 2017

Capel Village Hall, Falmouth Place, Five Oak Green

**IN ATTENDANCE:** Cllrs Saunders, Parker, Hollamby, Patterson & Mackonochie.

**APOLOGIES:** None

**7 Members of the public in attendance**

Mrs Emma Ivory – Parish Clerk

### MINUTES

Minute No			
	1. <b>ADMINISTRATION</b> Fire Exits, Sign in Sheets, Assembly Point, Mobile Phones. 2. <b>Chairman elected – Cllr Mackonochie proposed Cllr Saunders as Chair; this was seconded by Cllr Parker. Cllr Saunders accepted the role as Chair.</b>		
774	3. <b>APOLOGIES FOR ABSENCE - None</b>		
775	4. <b>DECLARATION OF INTERESTS – Cllr Fenton lobbied on item 777d 17/01514/FULL. Cllr Fenton declared personal interest in item 777.a 17/01580/PNR</b>		
776	5. <b>APPROVAL OF MINUTES</b> Minutes of the Planning meeting held on 24 <sup>th</sup> April 2017 to be signed as a true and accurate record. Agreed and signed.		
777	6. <b>NEW PLANNING APPLICATIONS.</b>		
	a. 17/01580/PNR	Moat Farm, Whetsted Road, Five Oak Green, Tonbridge, Kent, TN12 6RR	Change of use of an agricultural building to a flexible use. For its prior approval to: - Transport and highways impacts - Noise impacts - Contamination risk - Flooding risks. <b>Recommend Approval, condition of Large vehicles to use HGV entrance.</b>
	b. 16/06735/FULL	Tricklebrook Fishery, Colts Hill, Five Oak Green, Tonbridge TN12 6SH	Change of use of land from Agriculture to Fishery use, with the creation of one match lake and one stock pond; Re-use of existing access track and creation of new parking area with new w.c/utility/store building; Associated hand and soft landscaping. <b>Recommend Refusal. Concerns about light pollution, disruption of hedgerows, and negative impact on wildlife and further building on green belt land. It was reported to Capel Parish Council that works have already started, before planning permission has been granted. Request application is taken to committee if Planning Officer minded to approve.</b>
	c. 17/01237/FULL	5 Brampton Bank, Five Oak Green TN11 0PN	Two-storey extension to side of property with roof windows, single storey front extension and a single storey rear extension with roof window. <b>Concerns of size proposed on Greenbelt land. Over developed and query over shadowing. Recommend Refusal.</b>
	d. 17/01514/FULL	Grovehurst, Badsell Road, Five Oak Green TN12 6QY	Replacement of existing bungalow with new chalet bungalow. <b>If plans resubmitted then consult CPC again. Recommend approval, sympathetic build and sympathetic to area.</b>
	e. 17/01365/LBC	Badsell Park Farm Oast, Crittenden Road, Matfield TN12 7EW	Listed Building Consent – Removal of an open timber structure and the erection of a single storey extension in its place. <b>Refer back to Listed Buildings Officer</b>
	f. 17/01364/FULL	Badsell Park Farm Oast, Crittenden Road, Matfield TN12 7EW	Removal of an open timber structure and the erection of a single-storey extension in its place. <b>Recommend Approval as per original</b>

			comments.
	g. 17/01424/FULL	Land and garages adjacent to 1 Whetsted Road, Five Oak Green TN12 6RS	Demolition of garages and erection of 1 No. dwelling with 4 No.parking spaces. <b>Concerns raised over well used current parking spaces being removed, compacting existing concerns over already stressed parking issues on Whetsted Rd. Recommend Refusal.</b>
	h. 17/01287/FULL	Turmeric Gold, Crockhurst Street, Tudeley, Tonbridge, Kent, TN11 0NT	Variation of Condition 2 (Approved plans) of 16/503571/FULL (Change of use of existing 1st floor restaurant to living accommodation. Construction of single storey rear extension and relocation of kitchen into existing restaurant area) – Insertion of full height corner window units of ground floor to give an enhanced surroundings; Addition of extract Vents from kitchen; Creation of 1st floor balcony over ground floor restaurant complete with 1.8m high opaque glass screens to sides retain privacy to neighbouring properties, access being from the existing external staircase. <b>Recommend Refusal – query balcony and noise pollution. Happy with restaurant to living accommodation.</b>
778	<p><b>TWBC DECISIONS – * CPC</b></p> <p>a. 17/01096/FULL The Annexe, Castle Hill Farmhouse, Pembury Road, Capel TN11 0QG Demolition of existing element, internal remodelling works and single storey extension to Annex, together with hard and soft landscaping and erection of a garage/store building. <b>*Recommend Refusal</b></p> <p>b. 17/00957/FULL 1 Stone Cottages, Whetsted Road, Five Oak Green, Tonbridge, Kent TN12 6SD Single storey side extension to living room and second storey rear extension to bedroom.* <b>Based on the plans 20th &amp; 22nd March 2017 no objection provided application confirms with policy H11.</b></p> <p>c. 17/00838/FULL 12 Pemble Close, Five Oak Green, Tonbridge TN12 6TP Demolition of a conservatory. Erection of a single height flat roof extension with roof windows. <b>*Recommend Approval</b></p> <p>a. 17/00905/FULL Kings Head, Badsell Road, Five Oak Green, Tonbridge, Kent, TN12 6QZ The conversion of a redundant former public house and residential apartment into two homes. Overtime the building has been neglected. <b>CPC would like TWBC to pay particular attention to flood protection measures. *Neutral. Awaiting Decision updated 15/05/17</b></p> <p>b. 17/00724/FULL Porsche Centre, Brook Farm, Five Oak Green Road, Tonbridge, Kent, TN11 0QN Extension to existing workshop and showroom, construction of prep bay building, layout and formation of car parking with associated site works and landscaping. <b>*Recommend Approval with conditions on high spec soft landscaping and screening new parking area for staff and visitors and recommendation for double yellow lines Five Oak Green Rd boundary. Awaiting Decision updated 15/05/17</b></p>		
779	8. <b>OTHER - None</b>		
780	9. <b>ONGOING MATTERS – None</b>		
781	10. <b>ANY OTHER BUSINESS – None</b>		
782	11. <b>DATE OF NEXT MEETING – 26<sup>th</sup> June 2017</b>		

Meeting Closed 21.54

Signed .....

Dated .....