

# CAPEL PARISH COUNCIL

## PLANNING COMMITTEE

Monday 26<sup>th</sup> June 2017

Capel Village Hall, Falmouth Place, Five Oak Green

TO: Cllrs Saunders (Chair), Parker, Hollamby, Patterson & Mackonochie

### APOLOGIES:

Mrs Emma Ivory – Parish Clerk

Mrs Michelle Rumble – Finance Officer

### AGENDA

Minute No			
	1. <b>ADMINISTRATION</b> Fire Exits, Sign in Sheets, Assembly Point, Mobile Phones.		
774	2. <b>APOLOGIES FOR ABSENCE</b>		
775	3. <b>DECLARATION OF INTERESTS</b>		
776	4. <b>APPROVAL OF MINUTES</b> Minutes of the Planning meeting held on 22 <sup>nd</sup> May 2017 to be signed as a true and accurate record.		
777	5. <b>NEW PLANNING APPLICATIONS.</b>		
	a. 17/02015/FULL	2 Badsell Park Farm Cottages, Crittenden Road, Matfield, Tonbridge, Kent, TN12 7EW	Demolition of existing rear extension & erection of single storey rear extension with mono pitched roof
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>Application Permitted *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>Application Permitted *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>Application Permitted *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. Application Permitted *Neutral</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>Application Permitted *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.</b></p> <p>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. <b>Awaiting Decision *Recommend Approval, condition of Large vehicles to use HGV entrance.</b></p> <p>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 hard and soft landscaping. <b>Awaiting Decision *Recommend refusal. Highways light and pollution, disruption on hedgerows wildlife impact, green belt. Work already started. If minded to approve then take to committee.</b></p>		

	<p>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. Concerns of size proposed on Greenbelt land. Over developed and query over shadowing. <b>Application withdrawn *Recommend Refusal.</b></p> <p>d. 17/01514/FULL Grovehurst, Badsell Road, Five Oak Green TN12 6QY Replacement of existing bungalow with new chalet bungalow. <b>Awaiting Decision *If plans resubmitted then consult CPC again. Recommend approval, sympathetic build and sympathetic to area.</b></p> <p>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></p> <p>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>Awaiting Decision *Recommend Approval as per original comments.</b></p> <p>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. Awaiting Decision *Recommend Refusal.</b></p> <p>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>Application Permitted *Recommend Refusal – query balcony and noise pollution. Happy with restaurant to living accommodation.</b></p>
779	7. <b>OTHER</b>
780	8. <b>ONGOING MATTERS</b>
781	9. <b>ANY OTHER BUSINESS</b>
782	10. <b>DATE OF NEXT MEETING – 24<sup>th</sup> July 2017</b>