**Minutes of a Planning Committee Meeting held in**

**The Rackliff Centre Lower Green Road on 21st May 2018 at 7.30pm**

**MEMBERS PRESENT:** Cllr Ellicott, Cllr Ducklin and Cllr Smith and

**OFFICER PRESENT:** Su Denne

**MEMBERS OF THE PUBLIC PRESENT**: Yes

It was agreed by the members that Cllr Smith would chair the meeting in the absence of the Chairman and Vice Chairman.

It was resolved that Cllr Edwards would be Chairman and Cllr Clark would be Vice Chairman for 2018/2019.

1. **Enquire whether anyone present intends to film, photograph and/or record the** **meeting** – **-** No-one present intended to film, photograph and/or record the meeting.
2. **To receive and approve apologies for absence:** Cllr Britcher, Cllr Clark and Cllr Edwards.
3. **Declarations of Personal and Prejudicial Interests-** Cllr Ellicott is the gardener for Application e).
4. **Declarations of Lobbying.** None

1. **Minutes** To resolve that the minutes of the Council Meeting held on 8th May 2018 are taken as read, confirmed as a correct record and signed by the Chairman.
2. **Public Open Session** –Members of the public raised their concerns on the proposed development of 55 Woodside Road.

**7. Planning application for discussion and decision**

 **b) Application Number:** 18/01358/FULL

 **Proposal:** Single storey rear extension

 **Location:** 55 Woodside Road Rusthall Kent TN4 8PY

**Refused – Delegated for the following reasons:**

**We strongly object to this application; owner of 53 Woodside Road has not been consulted despite the fact that the proposed extension would encroach on their land. Therefore, the application is deemed invalid.**

**Other reasons for rejection are as follows:**

* Not conducive with current properties in the area
* Overdevelopment in respect of potential number of residents
* Loss of privacy for 57 Woodside Road due to proposed 4 extra windows on the side of the property.
* Potential for excessive noise in a quiet residential area
* Potential for anti-social behaviour because of the cramming of rooms in the property
* No communal area and only one kitchen and one bathroom
* The road already has a problem with parking, potential for five to ten further cars would exacerbate the problem and could cause problems for the emergency services.

 **a) Application Number:** 18/01361/FULL

 **Proposal:** Rear extension and alterations to front light well, including new retaining walls, external steps and new door to house in place of existing window

 **Location:** 27 Upper Street Rusthall Kent TN4 8NX

 **Approval – Delegated**

 **Subject to building materials not encroaching on to the Common and trades vehicles not blocking access for emergency vehicles and residents.**

1. **Application Number:** 18/01383/FULL

 **Proposal:** Erection of a porch, addition of roof-lights, alterations to windows on front elevation, creation of a gable end, roof conversion and a rear flat roof dormer

 **Location:** 92 Grange Road Rusthall Kent TN4 8QB

 **Approval – Delegated**

 **d) Application Number:** 18/01405/TPO

 **Proposal:** TREES: 1 x Corsican Pine (A) - Remove three lowest limbs, Lightly Thin canopy by 15%. 2 x Scots pines (B)- 15% Thinning to canopy and light shaping of canopy

 **Location:** 2 Sunnyside Road Rusthall TN4 8RB

 **Approval – Delegated**

 **e) Application Number:** 18/01467/TPO

 **Proposal:** Trees: YEW (T1) - Reduce overall canopy by 3 metres

 **Location:** The Annexe Oakwood Cottage Ashley Park Rusthall Kent TN4 8UA

 **Approval – Delegated**

1. **Previous Planning Applications –** TWBC Decision Nothing to report

**Meeting Closed at 20.10**