

**Minutes of a Planning Committee Meeting Held Remotely on Line on Tuesday 21st May 2020  
at 2.30pm**

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**MEMBERS PRESENT:** Cllr Edwards (Chairman), Cllr Ellicott, Cllr Ducklin and Cllr Funnell

**OFFICER PRESENT:** Su Denne

**MEMBERS OF THE PUBLIC PRESENT:** One

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 –Allan and Cllr Smith
3. **Declarations of Personal and Prejudicial Interests-** None
4. **Declarations of Lobbying.** None
5. **Minutes** of the meeting held on **12<sup>th</sup> May 2020** were agreed, and it was **RESOLVED** that the Chairman signed them as a true record
6. **Public Open Session** – The member of the public raised concerns over the changes to the development.
7. **Planning application for discussion and decision**
  - a) **Application Number:** 19/03588/FULL/19/03589/LBC

**Proposal:** Amendments to approved scheme for three new terraced dwellings (18/03853/FULL), to include loft rooms with dormer windows and roof lights, changes to parking layout, small increase in footprint, fenestration changes and provision of separate front gates.

**Location:** Land Rear of Red Lion Lower Green Road Rusthall Kent TN4 8TW

There have been so many alterations and amendments to the original application which was approved by the Inspector on appeal and we can no longer support our original recommendation to approve the development of the dwellings.

**Refusal due to the following:**

- The original application was passed, on appeal, for the Erection of 3 x 3 bed terraced houses, as referred to in the original design statement:

‘a small terrace of 3 Victorian ‘style’, 2 storey cottages (3 bed) would represent the best design solution for the site, mirroring to a large extent the Victorian cottages built at the same time as the Red Lion PH along the south side of Lower Green Road and other Victorian cottage buildings located at the heart of this former hamlet a short distance from Rusthall Village. As such, the development of the site represents a small infill development as may have come forward at the time of the hamlet’s evolution in the nineteenth century.

15. The terrace of 3 Victoria style cottages have been sited so as to minimise their impact on the setting of the Red Lion PH and Lower Green Road cottages whilst recognising that the proposed terrace would contribute to the character and appearance of the prevailing townscape pattern.’

- The Conservation Officer has stated in her comments that she ‘believe this is a step backwards in terms of blending in with the existing built form’
- This new application constitutes overdevelopment of the site and not at all in keeping with the street scene.
- There are also proposed material changes
- The added elevation, additional bedrooms and windows will have an impact on privacy to those residents opposite the site in Lower Green Road and also to residents in Shirley Gardens at the rear of the site.
- Increase in number of people accessing and leaving the site

**Meeting closed at 15:00**

..... Chairman

Dated .....