

Minutes of a Planning Committee Meeting held in Simmonds Court Rusthall on 19th August 2014 at 7:30 pm

MEMBERS PRESENT: Cllr Edwards (Chairman), Cllr Mrs Simmons and Cllr Benoy.

OFFICER PRESENT: Su Denne

MEMBERS OF THE PUBLIC PRESENT: Two

1. Apologies for Absence: Cllr Clark
2. Declarations of Interest: Cllr Benoy know the owner of **14/502443/FULL**
3. Declarations of Lobbying: The owner of **14/502443/FULL** has spoken to Cllr Benoy about this application.
4. Minutes of the meeting held on 29th July 2014 were agreed
5. Planning applications for discussion and decision

a) **Application Number: 14/501486/FULL**

Proposal: Demolition of existing bungalow (and outbuildings) and erection of 2 x three bed 2 storey houses and 2 x four bed 3 storey houses, with car parking.

Location: 55 Bowen Road Rusthall

Decision: Recommend Approval – Delegated

b) **Application Number: KCC/TW/0256/2014**

Proposal: Provision of a temporary mobile classroom including ramp access for a maximum of 18 months duration.

Location: Broomhill Bank School Broomhill Road Southborough Tunbridge Wells Kent TN3 0TB

Decision: Recommend Approval – Delegated

c) **Application Number: 14/502134/FULL**

Proposal: Retrospective: new metal stairs and existing extractor flue.

Location: Rusthall Café 70 Rusthall High Street Rusthall

Decision: Recommend Refusal – Delegated

The installation can be seen from the main road, is overpowering in relation to the neighbouring property at 72 High Street and is not in keeping with the street scene. There is an issue with noise pollution from both the flue and movement of people on the staircase. The quality of workmanship is poor with no guttering to the roof over the staircase and the staircase is of poor materials and construction. Could the flue have been smaller?

d) **Application Number: 14/502108/FULL/RE4**

Proposal: Division of dwelling in to two residential units

Location: 7 Valley Road Rusthall

Decision: Recommend Refusal – Delegated

The extension to the original house does not seem sufficient in size to become a separate dwelling and no additional parking for this development has been allocated. The garden area could have been more equally divided.

e) **Application Number: 14/502443/FULL**

Proposal: Two-storey rear extension

Location: Bulls Hollow Cottage Rusthall Park Rusthall

This application has been deferred until later, in order to give Cllrs time to view the site and documentation.

The Meeting closed at 2130