Minutes of a Planning Committee Meeting held in

The Rackliff Centre Lower Green Road **on 6th November at 7pm**

**MEMBERS PRESENT:** Cllr Edwards (Chairman), Cllr Punyer**,** Cllr Britcher, Cllr Smith,

 Cllr Clark (V. Chairman), Cllr Benoy, Cllr Duncombe and Cllr Blackburn

**OFFICER PRESENT:** Su Denne

**MEMBERS OF THE PUBLIC PRESENT**: 23

1. **Enquire whether anyone present intends to film, photograph and/or record the** **meeting** – There were none
2. **To receive and approve apologies for absence:** Cllr Fraser (prior engagement)
3. **Declarations of Personal and Prejudicial Interests-** None
4. **Declarations of Lobbying.** All Cllrs were lobbied on one or more of the following applications
5. **Minutes of the meeting held** **18th September 2017** were agreed, and the Chairman signed them as a true record
6. **Public Open Session –** The Chairman informed the public that they could speak before each application.

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

**a) Application Number:** 17/03403/FULL

 **Proposal:** Change of use of land to expand existing recreational facilities through provision of additional sports pitches, together with associated additional car parking provision, 'ball stop' fencing, and ground works

 **Location:** Recreation Ground, Southwood Road, Rusthall, Kent,

 **Refused on the following grounds:-**

Jockey Farm is, and has been, a working farm in the same family since 1925. It currently operates a free range egg enterprise and a pedigree Sussex Beef suckler herd.

 To lose the land would be catastrophic for the family as the farm’s viability as a business would be seriously affected. Also the two fields in question give access to the further fields on the farm.

The fields get very wet in winter and a significant drainage system would be required if acquired for football pitches, which would be very costly.

There is great concern about the increase in the volume of traffic on Rusthall High Street and Southwood Road, causing more congestion and pollution. The proposed increase in car parking does not appear large enough to facilitate all the pitches, people using the playground and allotment holders and therefore would spill out into neighbouring streets.

The present changing rooms would not be adequate for the number of proposed pitches and does not have separate facilities for male and female football players.

Lastly, only one team is registered as having Southwood Road as their home ground and it is considered that the current stock of pitches available to TWBC is more than sufficient to cope with the diminishing demand, bearing in mind that this proposal was made over ten years ago

**b) Application Number:** 17/03488/FULL

 **Proposal:** Demolition of existing garage and construction of a detached dwelling

 **Location:** 41 Manor Road Rusthall Royal Tunbridge Wells Kent TN4 8UD

**Refusal on grounds of**:- Overdevelopment, Overlooking, Not conducive with street scene, Lack of car parking and Overpowering on 115 Erskine Park Road.

**To be called in by Borough Cllr**

**c) Application Number:** 17/03412/FULL

 **Proposal:** Erection of detached dwelling and alterations to rear of existing dwelling

 **Location:** 45 Edward Street Rusthall Royal Tunbridge Wells Kent TN4 8RP

**Refusal - Delegated** on grounds of: Overdevelopment, Not Conducive with street scene, Overlooking from St Paul's Court, Lack of car parking for existing No. 45.

**d) Application Number:** 17/03205/FULL

 **Proposal:** Change of use from Office use (Class B1) to a Dwelling house (Class C3) with alterations to front elevations (Retrospective)

 **Location:** 64 Rusthall High Street Rusthall Kent TN4 8SD

**Approval – Delegated**

**e) Application Number:** 17/03028/ADV

 **Proposal:** Advertisement - 3 No. externally illuminated fascia signs; 7 No. direct print panels; 1 No. internally illuminated ATM sign; 1 No. ATM clip frame; 4 No. poster frames

 **Location:** One Stop 4 - 6 Rusthall High Street Rusthall Kent TN4 8RN

**Approval - Delegated**

1. **Civic Development Planning Framework** – Public Consultation Document. It was agreed that this would be discussed at Full Council meeting.

**The meeting closed at 21.20**