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

**The Rackliff Centre Lower Green Road on 5th March 2018 at 7.30pm**

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

 (V. Chairman)

**OFFICER PRESENT:** Su Denne

**MEMBERS OF THE PUBLIC PRESENT**: Yes

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:** None
3. **Declarations of Personal and Prejudicial Interests-** None
4. **Declarations of Lobbying.** All Cllrs had been lobbied
5. **Minutes of the meeting held** **on 8th January 2018** were agreed, and the Chairman signed them as a true record

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

**a) Application Number:** 18/00110/FULL

 **Proposal:** Demolition of existing garage and erection of a detached dwelling **Location:** 41 Manor Road Rusthall Kent TN4 8UD

 **Recommend Refusal**

* Contravention of Government Technical Housing standard which recommends minimum 70m2 – proposed building measures 55.m2
* Cramped development, poor quality living area for two bedroom house, expected to house up to 3 people.
* Insufficient amenity space provided for proposed dwelling
* The proposed development is too large for the site. The proposal therefore constitutes over development.
* Scale, bulk and massing so close to the garden fence would cause an overbearing detrimental effect on the use of amenity space for the residents of 115 Erskine Park Road with lack of privacy for proposed build and reduced privacy for surrounding homes.
* Not conducive with the street scene
* Loss of existing off road parking for No. 41 Manor road
* No off road parking facility provided for proposed dwelling
1. **Public Open Session:** Members of the public spoke about their concerns with regards to the above application and thanked the members for their recommendation. The chairman informed them, that Parish Council Planning Committee’s recommendations were just that and the final decision would be with TWBC.
2. **Previous Planning Applications –** The Clerk reported that TWBC had mirrored the Planning Committees recommendations on all applications from December and January.

**Meeting closed at 20:00**