

**Minutes of a Planning Committee Meeting Held Remotely on Line on Tuesday 1st September
2020 at 2.30pm**

MEMBERS PRESENT: Cllr Edwards (Chairman), Cllr Ellicott, Cllr Britcher –Allan and Cllr Ducklin

OFFICER PRESENT: Su Denne

MEMBERS OF THE PUBLIC PRESENT: None

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 Smith
3. **Declarations of Personal and Prejudicial Interests-** None
4. **Declarations of Lobbying.** None
5. **Minutes** of the meeting held on **27th July 2020** were agreed, and it was **RESOLVED** that the Chairman signed them as a true record
6. **Public Open Session** – There were none
7. **Planning application for discussion and decision**

a) **Application Number:** 20/02020/FULL

Proposal: Loft conversion including rear dormer and internal alterations; addition of two rooflights to front elevation; changes to fenestration; alterations to front porch

Location: 33 Common View Rusthall Kent TN4 8RG

Approval – Delegated

b) **Application Number:** 20/02060/FULL

Proposal: Part two storey, part single storey rear and side extension; alterations to fenestration

Location: 1 Hill View Road Rusthall Kent TN4 8UJ

Approval – Delegated

c) **Application Number:** 20/02244/PAYPH

Proposal: Payphone Removal

Location: Payphone Adjacent To 2 Rusthall High Street Rusthall Kent

Refusal – This is the only public phone in the village and for some distance. Reverse charge phone could be an option to reduce costs. Cllr Edwards to contact BT.

d) **Application Number:** 20/02159/FULL

Proposal: Variation of Condition 2 (Plans) of 18/02324/FULL - Addition of 8 dormer windows to various dwellings; Architectural changes to the proposed house and apartments

Location: Spa Hotel Langton Road Rusthall Kent TN4 8XJ

Refusal

Our objections are still the same as with application 18/02324/ FULL – re -printed here for reference.

The site forms a natural green wedge between the habitats of Tunbridge Wells and Rusthall.

The development would be detrimental to the character of the surrounding area, the nearby ancient woodland and TPOs. Also stated by The Forestry Commission and The Woodland Trust

A potential gateway development for the golf course.

The plot is within the conservation area and the development does not accord to the criteria for development on the Metropolitan Green Belt.

The development appears very cramped and will have limited light due to the proximity of a very high bank.

There is a possibility that, due to the lack of parking spaces, visitors will park along Bishop Down Road and encroach on the Common.

However, we would also like to add the following

- The proposed dormer windows will increase light pollution and would be detrimental to the natural habitat in this area.
- There could be potential for the three proposed 'home offices/studies' to become a fourth bedroom. This then leading to an increase in the number of vehicles in a very cramped site/ narrow entrance.

Meeting closed at 14:52

..... Chairman

Dated