Minutes of a Planning Committee Meeting held in The Rackliff Centre Rusthall on 6th February 2017 at 7.30pm

MEMBERS PRESENT: Cllr Edwards (Chairman), Cllr Benoy, Cllr Punyer and Cllr Clark

OFFICER PRESENT: S. Denne

MEMBERS OF THE PUBLIC PRESENT: None

**1**. **Apologies for Absence:** Cllr Simmons

**2.** **Declarations of Interest:** Cllr Edwards is a trustee of The Molyneux Almshouses, item **g**.

**3.** **Declarations of Lobbying:** None

**4.**  **Minutes** of the meeting held 23rd January 2017 were agreed.

**5.** **Planning applications for discussion and decision**

1. **Application Number:** 17/00099/FULL

 **Proposal:** Proposed single storey rear extension, loft conversion with rear facing dormer and roof lights to the front elevation, including associated external landscaping

 **Location:** 27 Meadow Road Rusthall TN4 8UN

**Recommend Approval – Delegated**

1. **Application Number:** 17/00176/FULL

 **Proposal:** Change of use from Office (B1(a)) and conversion into two residential properties (C3) plus small side extension to existing toilet on North elevation to form shower room

 **Location:** The Old Bakery Ashley Gardens Rusthall TN4 8TU

**Recommend Approval – Delegated**

1. **Application Number:** 17/00177/LBC

 **Proposal:** Listed Building Consent - Change of use from Office (B1(a)) and conversion into two residential properties (C3) plus small side extension to existing toilet on North elevation to form shower room.

 **Location:** The Old Bakery Ashley Gardens Rusthall TN4 8TU

**Recommend Approval – Delegated**

1. **Application Number:** 17/00147/PNOCLA

 **Proposal:** Notification for prior approval for a proposed change of use of a building from office use (Class B1(a)) to 2 No. Dwellings (Class C3)
For its prior approval to:
- Transport and highways impacts;
- Contamination Risk;
- Flooding Risks;
- Impacts of noise from commercial premises on the intended occupiers of the development

 **Location:** 12 - 14 Lower Green Road Rusthall Kent TN4 8TE

**Recommend Approval – Delegated**

1. **Application Number:** 17/00194/FULL

 **Proposal:** Demolition of existing garage and porch canopy, and replace with widened flat roof garage and adjoining front extension/porch; Rear orangery; Replacement of existing oak effect upvc windows with grey powder coated aluminium windows; Rendering of ground floor external brickwork

 **Location:** 5 Tristan Gardens Rusthall Kent TN4 8PD

**Recommend Approval – Delegated**

1. **Application Number:** 17/00196/FULL

 **Proposal:** Proposed two storey side extension and alterations

 **Location:** 37 Lower Green Road Rusthall Kent TN4 8TW

 **Recommend Approval – Delegated**

1. **Application Number:** 17/00224/FULL

 **Proposal:** Demolition of existing entrance canopies to 2A and 2B, and construction of new brick porches to 2A, 2B, 6A and 6B

 **Location:** 2A, 2B, 6A and 6B Molyneux Almshouses Rusthall High Street Rusthall Kent TN4 8SE

**Recommend Approval – Delegated**

1. **Application Number:** 17/00141/FULL

 **Proposal:** Demolish existing conservatory and replace with a single storey extension

 **Location:** 37 Longmeads Rusthall Kent TN3 0AT

**Recommend Approval – Delegated**

1. **Application Number:** 17/00293/LBC

 **Proposal**: Listed Building Consent - Replace approved plans for two single front windows with a proposed single triple casement window (approved plans 15/502814/FULL & 15/502816/LBC) **Location:** 63 Lower Green Road, Rusthall Kent, TN4 8TW

**Recommend Approval – Delegated**

**Meeting closed at 20.30**