

ORLESTONE PARISH COUNCIL

Minutes of Orlestone Parish Council's Planning Committee Meeting held at 7.30pm on Monday 15th June 2015 in The Hamstreet Sports Pavilion, Hamstreet, Ashford, Kent.

Present: George Sparks (Chairman), Mags Wellsted-Boorman, Mike Wady, Vicky McKissock, Steve Shorter and the Parish Clerk (Sue Stiffell).

Also Present: One member of the public.

1. Apologies: Apologies had been received from David Lancaster; those present agreed that his apologies be accepted.

2. Declarations of Interest:

Declarations of Pecuniary Interest (relating to items on this agenda made in order to comply with the Kent Code of Conduct): There were none made at this point from Councillors present.

Declarations of Significant Interest (relating to items on this agenda made in order to comply with the Kent Code of Conduct): There were none made at this point from Councillors present.

Declaration of Members Other Interest (relating to items on this agenda made in order to comply with the Kent Code of Conduct). Vicky highlighted that she lived behind the Quinces but had no pecuniary interest in the property.

3. Planning Applications Received including:

Application No: 15/00726

Proposal: Garden land south of 1 Orlestone Villas, Ashford Road, Hamstreet.

Location: Erection of new dwelling.

Comment: During careful consideration of the application it was unanimously agreed that the application be supported.

During discussion Steve Shorter arrived apologizing for his late arrival.

Application No: 15/00732

Proposal: Alterations (including demolition of part) and extension to convert 4 bedroom dwelling and vacant lock up shop into one 3 bedroom dwelling and one 2 bedroom dwelling with parking.

Comment:

The Chairman highlighted that a site meeting (four parish councillors had attended) had been held during the week. During the site meeting it had been noted that:

- i) The shop/lock up required structural repairs to the walls.
- ii) For the shop/lock up to be used as a commercial unit alterations would need to be made so that it had the necessary facilities to meet various regulations and to make it viable. If the alterations took place the size of the unit would be considerably smaller.
- iii) The owner of the shop/lock up had not put it up for rent due to the structural repairs required and had reported that the cost of these repairs and the cost of alterations required to make it a proper shop would outweigh any income received for renting out the unit and this was not a feasible financial consideration.

During careful consideration of the application it was highlighted that one objection had been received; this had been circulated to members prior the meeting.

During discussion it was noted that the shop unit was listed as being a lock-up and when used previously the flat above it had been used. The necessary alterations required would make the unit extremely small and unlikely to attract any commercial businesses resulting in an empty unit. It was

noted that three new commercial businesses had opened in the village during the past few years with another in the pipe-line. The proposed dwellings would be in keeping with the street scene.

Following discussion those present agreed that the unit would be too small for a commercial unit and that it would benefit the Parish to have an affordable two bedroomed property. It was unanimously agreed that the application be supported.

Update:

Amended drawing for:

Application No: 15/00541

Proposal: Erection of a proposed two storey side extension

Location: 11 Bunkley Meadow, TN26 2HQ

Comment: The amended drawings were examined and it was noted that the base of extension had been raised to help with expected flooding problems. It was unanimously agreed that the Parish Council's objections to the application remain.

4. Any Other Business:

- Mike Wady had spoken to Keith Taylor who will keep an eye on highway issues while he was away.
- Falstead House, the Street: (above McColls shop): the Chairman highlighted that the building had been painted a blue/grey colour which was out of keeping with the area and the Clerk was asked to contact ABC to find out if this complied with the rules for the area.

Meeting Concluded at 8.12pm

Chairman's Signature