

Birling Parish Council

Minutes of the MEETING of BIRLING PARISH COUNCIL held on Tuesday 25th January 2022

Birling Church at 8pm

Present: Councillors Mrs J Westwood (Chair)
Mr G Nevill
Mr S Hirst
Mr N Hewett
Mr D Yates

Also in attendance: Clerk Ms J Miller, three members of the public.

153. Apologies for absence

It was **RESOLVED** to receive and accept apologies for absence with reasons from Cllr Walker

154. Declarations of Pecuniary and Non-Pecuniary Interest

Cllr Hirst declared an interest in the planning item.

155. Open Forum – Public Participation Session

A member of the public spoke about concerns with the size of the proposed development at 81 Ryarsh Road and that the separate application for the garage is not illustrated in the dwelling plans. Concerns were raised that the footprint of the garage being outside the building line which could create a precedent for future development in the village.

A member of the public also reported that there has been an increase in dog excrement within the parish.

A member of the public spoke in support of the proposed development at 81 Ryarsh Road, stating strong family links to the village of the applicants. Explanations were given of the intention of the development to be long term family home, more energy efficient and having reference to local character.

156. Planning

(a) Applications to be considered

i. TM/21/03366/FL The Willows 81 Ryarsh Road Birling West Malling Kent ME19 5JR
Erection of garage

It was **RESOLVED** to object to the erection of this garage as the plans do not show the visual impact of the new garage alongside the new proposed dwelling (application TM/21/03361/FL).

The proposed garage has not been shown in the context of the existing property (as that is how it will currently be assessed).

The existing dwelling already has two garages therefore if the existing dwelling is to remain the new garage application appears excessive.

The proposed siting of the new garage sits significantly in front of the building line, which is obtrusive and harmful to the street scene and seems inappropriate especially in the context of the adjacent conservation area.

If the existing dwelling is to be replaced by the proposed new dwelling (application TM/21/03361/FL) it is difficult for the parish council to comment on the impact of the garage as the images do not show this in relation to the new application or show any detailed materials, lighting etc. Also, the images are only shown in 2D and it is impossible to understand the impact of the building in this setting without a 3D image showing the slab level and height of the garage relative to the adjacent buildings.

It is unfortunate that the proposed replacement house (TM/21/03361/FL) does not include garaging within the building, as the current house does. This would have avoided the need for a separate building to accommodate a garage.

It was **RESOLVED** to request that the application is 'called in' to the planning committee.

ii. TM/21/03361/FL The Willows 81 Ryarsh Road Birling West Malling Kent ME19 5JR
Demolition of existing dwelling and erection of new dwelling

It was **RESOLVED** that the parish council has no objection to the application however the council requests that the detail of the materials to be used is provided so that it can be assessed in line with character of the local area. The council is keen for the transition from the conservation area to be reflected in the building materials; local character should be retained by using materials such as ragstone to create a smooth blend along Ryarsh Road. Further information is also requested about the window designs and depth of the window reveals for the same reason.

It is unfortunate that the proposed replacement house does not include garaging within the building, as the current house does. This would have avoided the need for a separate building to accommodate a garage, which the parish council considers to be inappropriate and harmful.

The parish council has concerns that there is no detailed scheme for external lighting. Details of this would be helpful as the council is keen to ensure that any external lighting on properties in the area is not intrusive on the surrounding environment and wildlife.

Whilst the trees within the boundary are not in the conservation area, the parish council is aware that the trees form an important character at Clacketts Farm and requests that as many remain as possible.

157. Date of next meeting: Tuesday 8th February 2022 8pm

Meeting closed at 20:57pm

Signed..... Date.....