

Minutes of the meeting of the **PLANNING** Committee held at the Council Offices, Whitfield on Thursday 8 April 2010 at 6.00 pm.

Present:

Chairman: Councillor S G Leith

Councillors: T A Bond
S S Chandler
M S Furnival
C E Kirby
C J Meredith
A F Richardson
J M Smith
R J Thompson
R S Walkden

Officers: Development Control Manager
Development Engineer, KCC
Principal Solicitor
Senior Democratic Support Officer

The following persons were also in attendance and spoke in connection with the items indicated:

<u>Application No</u>	<u>For</u>	<u>Against</u>
DOV/09/0234	Mr D Jarman	Mr D Harvey

Apologies for absence were received from Councillors J M Munt and J C Record.

502 SUBSTITUTE MEMBERS

It was noted that in accordance with Rule 4 of the Council's Procedure Rules Councillors C E Kirby and J M Smith had been appointed as substitutes for Councillors J C Record and J M Munt respectively.

503 MINUTES

Subject to the removal of Councillor J C Record's name from the list of those attending, the Minutes of the meeting held on 11 March 2010 were approved as a correct record and signed by the Chairman.

504 DEFERRED ITEMS

The Development Control Manager advised that further information had been received that day in respect of Application No DOV/09/1114 (26 Kingston Close, River) and recommended that the matter remain deferred to permit submission of a full report.

RESOLVED: That consideration of Application No DOV/09/1114 (26 Kingston Close, River) remain deferred pending preparation of a further report.

APPLICATIONS WHICH MAY BE SUBJECT TO PUBLIC SPEAKING

- (1) Application No DOV/08/1119 – Erection of two 2 bedroom dwellings (existing garage to be demolished) – Land adjoining 2 Chapel Street Deal

The Development Engineer KCC confirmed that the parking provision for the development was in accordance with current policy.

RESOLVED: That the application be approved in accordance with the recommendation of the Development Control Manager.

(Councillor A F Richardson declared a personal interest in the application for the reason that he was employed by the Canterbury Archaeological Trust and the County Archaeologist had recommended a condition.)

- (2) Application No DOV/09/0234 – Erection of extensions and refurbishment to existing fire damaged building to enable use as golfer's accommodation, including 14 self catering flats, gym, bar, lounge, office, together with associated parking and landscaping – The Old Clubhouse, Princes Golf Club, Sandwich Bay, Worth

The Development Control Manager informed Members that since the report had been written a further letter had been received from Sandwich Bay (Residents) Limited maintaining their previous objections, referring to traffic generation in contravention of PPG13, requesting a traffic plan, disagreeing with the conclusions about the Appropriate Assessment and referring to the outstanding views of the Environment Agency. Committee was advised that the Agency's views had subsequently been received and that it continued to object to the proposal on the grounds of access and egress in extreme flood conditions, high flood risk, the likely rate of flooding, and unsafe ground floor sleeping accommodation. The Agency had also recommended four conditions, should the application be granted, in respect of higher ground floor levels, resilience to flood risk, surface water drainage and a site-specific plan for flood warnings. The Development Control Manager had contacted the Environment Agency earlier that day and been advised that it maintained the objections in principle to overnight ground floor accommodation on the site, drawing attention to the advice in PPS25 Good Practice Guide about safe development and flood risk. The agents believed that there were good reasons to override the Agency's objections but this was not agreed by the Agency. As a result the recommendation in the report to defer consideration had been changed to a recommendation for refusal of the development on flood risk grounds.

RESOLVED: That in the exceptional circumstances in this instance of the previous extant planning permission being less safe in terms of flood risk than that currently proposed and notwithstanding the objections of the Environment Agency, subject to the resolution of conditions including those recommended by the Environment Agency, further consideration of the Appropriate Assessment, any necessary S106 Agreement and any other outstanding matters, the application be approved and all necessary conditions be delegated to the Development Control Manager.

(Councillor T A Bond declared a personal and prejudicial interest in the item for the reason that his employers were engaged in a similar business, and left the room during the debate.

Councillor M S Furnival declared a personal interest for the reason that he was an officer of a different golf club.)

The meeting ended at 7.00 pm.