

Minutes of the meeting of the **PLANNING** Committee held at the Council Offices, Whitfield on Thursday 11 March 2010 at 6.00 pm

Present:

Chairman: Councillor S G Leith

Councillors: S S Chandler  
N S Kenton  
C E Kirby  
J C Record  
J M Smith  
R J Thompson  
R S Walkden

Officers: Development Control Manager  
Principal Planner  
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/07/0404A          | Mr M Goddard<br>Mr I Roberts | Mr B Gardner<br>Mrs J Thomsett<br>Councillor S M Le Chevalier<br>Councillor J A Rook |
| DOV/09/0774           | Councillor T J Bartlett      | –  |
| DOV/09/1047           | Mrs Dingemans                | Councillor T J Bartlett  |
| DOV/09/1111           | Councillor T J Bartlett      | –  |
| DOV/09/1167           | Miss Hall                    | –  |
| DOV/10/0006           | Mr A Revell                  | –  |

Apologies for absence were received from Councillors T A Bond, M S Furnival, C J Meredith, J M Munt, J C Record and A F Richardson.

477 SUBSTITUTE MEMBERS

It was noted that in accordance with Rule 4 of the Council's Procedure Rules Councillors N S Kenton, C E Kirby and J M Smith had been appointed as substitutes for Councillors T A Bond, A F Richardson and J M Munt respectively.

478 MINUTES

The Minutes of the meeting held on 25 February 2010 were approved as a correct record and signed by the Chairman.

479 DEFERRED ITEMS

The Development Control Manager recommended that consideration of Application No DOV/09/0234 (The Old Club House, Princes Golf Club) should remain deferred pending the submission of a further report.

RESOLVED: That consideration of Application No DOV/09/0234 (The Old Club House, Princes Golf Club, Sandwich Bay, Worth) remain deferred.

480 APPLICATIONS WHICH MAY BE SUBJECT TO PUBLIC SPEAKING

RESOLVED: (a) That the recommendation contained in the report of the Development Control Manager in respect of the following applications be approved:

| <u>Application No</u> | <u>Property</u>                                     |
|-----------------------|---|
| DOV/09/1111           | Barnsole House, Barnsole Road, Staple               |
| DOV/09/1167           | Dover Marquee Company Limited, Astley Avenue, Dover |
| DOV/10/0083           | 1 Westbury Road, Dover                              |

(b) That the following applications be determined as indicated:

- (1) Application No CON/DOV/07/0401A – Travel Plan details pursuant to Condition 2 of planning permission DOV/07/0404 (erection of 42 business units and 1 office unit [use classes B1 and B2], formation of parking and associated works) – Minters Yard, Southwall Road, Deal (Minute No 424 – 2007/08)

The Principal Planner reminded Committee that the only matter for consideration was the Travel Plan which had been the subject of condition (ii) of the original permission as set out in the report. Kent Highway Services had approved the Plan, as amended in February 2010, and its operation would be monitored by the KCC iTRACE system. The Travel Plan Framework had been agreed as part of the original application and the Planning Inspector had been aware of these facts when the appeal against non-determination had been heard in 2008. There had been no physical alterations to the local road network in the intervening two years and a sum towards a directional signage scheme had already been paid by the developers. Delivery movements would also be limited by condition in respect of times of day and days of the week. The future occupants of the relatively small business units and offices were still unknown but there was no evidence to disagree with Kent Highway Services who considered that the Travel Plan was fit for purpose.

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

(Councillor N S Kenton declared a personal interest for the reason the agent, who was speaking at the meeting, had previously been employed by him on a personal planning application.)

- (2) Application No DOV/09/0774 – Use of building, parking and storage areas for business purposes (Classes B1/B8) – Land at Barnsole House, Barnsole Road, Barnsole, Staple

The Development Control Manager reported that County Footpaths had no comment to make on the application.

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

- (3) Application No DOV/09/1047 – Erection of a rear conservatory extension – 3 Langdon Avenue, Ash

In response to concerns raised about potential overlooking from the conservatory the Development Control Manager advised that a further condition in respect of retaining existing boundary hedgerows might be possible.

RESOLVED: That, subject to the addition of a condition requiring existing hedges to be retained and maintained at their present height for the length of the conservatory, the application be approved in accordance with the recommendation of the Development Control Manager.

- (4) Application No DOV/09/1114 – Outline application for the erection of a detached dwelling – 26 Kingston Close, River

The Development Control Manager reported receipt of a further letter of objection regarding access by a private drive and advised that further details were required in respect of the impact on the Conservation Area. A request from the applicant's agent to defer consideration of the application had been received and was supported.

RESOLVED: That consideration of this application be deferred.

- (5) Application No DOV/10/006 – Outline application for the erection of a detached dwelling and garage – Fairfields, 47 Cowper Road, River

The Development Control Manager reported that the development was potentially contrary to Core Strategy Policy DM25 concerning open space. However, applying the relevant criteria led to the conclusion that there was no conflict with this policy. None of the various elements of the proposal, namely the bungalow itself, the drive and the use of the site as a garden, were likely to detrimentally affect the visual amenities of the locality; the bungalow would be on the least sensitive part of the site and the indicative siting was satisfactory. The essential openness of the remainder of the site should remain. Accordingly, permission could now be recommended, to include removal of permitted development rights.

RESOLVED: That, subject to all conditions being delegated to the Development Control Manager including removal of permitted development rights in respect of fences and enclosures, extensions and outbuildings, the application be approved.

The meeting ended at 8.20 pm.