

Minutes of the meeting of the **PLANNING** Committee held at the Council Offices, Whitfield on Thursday 11 June 2009 at 6.00 pm.

Present:

Chairman: Councillor S G Leith

Councillors: T A Bond
M S Furnival
N S Kenton
J M Munt
J C Record
A F Richardson
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/08/1196	Mr J Elvidge	Mrs S Bean
DOV/09/0127 and 0128	Mr Hawley	Mr J Elvidge
DOV/09/0207	Mr S Carr	Mr R Pettman

An apology for absence was received from Councillor S S Chandler.

68 SUBSTITUTE MEMBERS

It was noted that, in accordance with Rule 4 of the Council's Procedure Rules, Councillor N S Kenton had been appointed as substitute for Councillor S S Chandler.

69 MINUTES

The Minutes of the meeting held on 7 May 2009 were approved as a correct record and signed by the Chairman.

70 APPLICATIONS WHICH MAY BE SUBJECT TO PUBLIC SPEAKING

The Development Control Manager advised the Committee that since the agenda had been printed the South East Plan had been approved on 6 May 2009 and therefore currently formed part of the Development Plan together with all other documents listed on page 8 of the agenda. The Kent and Medway Structure Plan would remain effective until 6 July 2009 after which no further reference would be made to it. These changes had implications for all planning applications to be considered by Members at this and future Committees.

RESOLVED: (a) That the recommendation contained in the report of the Development Control Manager in respect of Application No DOV/09/0160 (Land rear of 38 Orchard Avenue, Deal) be approved.

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

- (1) Application No DOV/08/1196 – Residential development of site to provide 14 self-contained residential units, consisting of change of use and conversion of main building to 5 flats; change of use and conversion and extension of existing ancillary building to 2 dwellings with associated detached garage; erection of a three storey building to provide 7 flats together with associated vehicular access, parking and landscaping – Alderden House, Hawksdown Road, Walmer

The Development Control Manager reported that the Environment Agency had raised objections regarding pollution of the aquifer and the applicant's agent had confirmed that the necessary studies would be undertaken. Revised plans had been received which showed a reduction in the width, length and height of the new building, a second conservatory to the ancillary building at the rear and removal of the bin store. The expiry date for re-advertising the plans was 10 July and it was therefore suggested that the recommendation be amended to allow for any contrary third party representations together with further views from the Environment Agency. The Development Control Manager clarified that the revised plans would be publicly advertised on 19 June.

RESOLVED: That consideration of the application be deferred to a future meeting of the Committee to allow for receipt of any third party comments arising from re-advertisement of the revised plans together with resolution of the Environment Agency's objections.

- (2) Application Nos DOV/09/0127 – Erection of a first floor side extension, new flat roof to existing single storey extension with associated railings and parapet walls, insertion of bay window and a 2m high gate to front elevation; and DOV/09/0128 – Erection of a first floor side extension and associated internal and external alterations – 9a Golden Street, Deal

The Committee was advised that the Town Council had reiterated its objections to the proposal. Further plans had been received from the applicant showing replacement of the doors on the larger flat roof by a window and removal of a balustrade together with confirmation of ownership of the land.

RESOLVED: That, subject to removal of reference to land ownership, the applications for planning approval and Listed Building Consent be approved in accordance with the recommendation of the Development Control Manager.

- (3) Application No DOV/09/0207 – Erection of a detached chalet bungalow and construction of a vehicular access – Land rear of 26 Lenacre Avenue and fronting Nursery Lane, Whitfield

The Development Control Manager reported receipt of revised plans in respect of the access and car parking which County Highways had accepted. Ten further

letters of objection had been received raising one new issue relating to the variation of levels across the site. Public concern remained about the width of the site. Clarification was sought about the distances given in the report between the proposed bungalow and the boundaries of Nos 62 and 66 Nursery Lane. The third line of paragraph 3.12 of the report should have referred to the reduced distance between No 62 and the proposed bungalow rather than No 66.

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

The meeting ended at 7.10 pm.