

Minutes of the meeting of the **PLANNING** Committee held at the Council Offices, Whitfield on Thursday 14 January 2010 at 6.00 pm.

Present:

Chairman: Councillor S G Leith

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

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/09/0348 and 0349	Mr M Whitby and Councillor S C Manion	Mr L James

Apologies for absence were received from Councillors J M Munt and R S Walkden.

On behalf of the Planning Committee the Chairman thanked Mrs M Wallis Planning and Technical Support Team Leader, who was leaving the Council, for her many years of assistance to the Committee and wished her well for the future.

367 SUBSTITUTE MEMBERS

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

368 MINUTES

The Minutes of the meeting held on 17 December 2009 were approved as a correct record and signed by the Chairman.

369 DEFERRED ITEMS

The Development Control Manager advised that since Application No DOV/07/0802 (Honeywood Parkway) had first been considered PPS4 had been issued on 29 December 2009 and, together with the Core Strategy, would now have a bearing on the application. Therefore it was recommended that consideration be further deferred.

Additional information had been received in respect of Application No DOV/09/0234 (Prince's Golf Club) but it was anticipated that further details would be required from the applicant and the Development Control Manager recommended that consideration be deferred to permit preparation of a fresh report.

The views of Members who had visited the sites in respect of Application Nos DOV/09/0298 (1 The Old Fairground, Wingham), DOV/09/0567 (St Margaret's Lodge, Sea Street, St Margaret's) and DOV/09/0584 (Land adjoining Miller Close, Wingham) were reported.

A letter received from the applicant that evening in respect of 1 The Old Fairground was read to the Committee.

The Development Control Manager reported that further information on alternative sites had been submitted by the applicant for development adjacent to Miller Close, Wingham following the previous Committee meeting and copied to all Members but the content did not alter the grounds for refusal.

- RESOLVED:
- (a) That consideration of Application Nos DOV/09/0802 (non-food retail outlet, Honeywood Parkway, Whitfield) and DOV/09/0234 (Prince's Golf Club, Worth) remain deferred.
 - (b) That Application No DOV/09/0298 – Erection of a detached dwelling (existing dwelling to be demolished) – One The Old Fairground, High Street, Wingham be refused in accordance with the recommendation of the Development Control Manager as set out on page 47 of the agenda dated 17 December 2009 and an Informative be added in respect of the principle of a two-storey dwelling on the site and the need for a more modest design.
 - (c) That Application No DOV/09/0567 – Erection of a building incorporating six flats and one detached bungalow, construction of a vehicular access and associated car parking (existing building to be demolished) – St Margaret's Lodge, Sea Street, St Margaret's be approved in accordance with the recommendation of the Development Control Manager as set out on pages 56 and 57 of the agenda dated 17 December 2009.
 - (d) That Application No DOV/09/0584 – Erection of 15 rural exception affordable residential units (5 three bedroom houses, 7 two bedroom houses, 1 two bedroom bungalow and 2 two bedroom flats), construction of vehicular access and associated car parking and landscaping – Land adjoining Miller Close, Staple Road, Wingham be refused in accordance with the recommendation of the Development Control Manager as set out on page 80 of the agenda dated 17 December 2009.

(Councillor T A Bond declared a personal and prejudicial interest in Application No DOV/09/0234 for the reason that his employer was engaged in a similar hotel business, and left the room during its consideration.

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

370 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/09/0362	Alpha, Gore Road, Eastry
DOV/09/0709	Dover Castle, Dover
DOV/09/1013	Home Farm, Ringwould

(Councillor A F Richardson declared a personal interest in Application No DOV/09/0362 for the reason that he was employed by the Canterbury Archaeological Trust and the County Archaeologist had recommended a condition.)

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

- (1) Application No DOV/09/0348 – Listed Building Consent for conversion of existing buildings to B1(a) office space with associated alterations; and Application No DOV/09/0349 – Erection of 80 houses and flats, conversion of existing buildings to offices (Use Class B1a) and community hall, open spaces, creation of vehicular access and associated parking and landscaping – Former Eastry Hospital, Mill Lane, Eastry

The Principal Planner stated that since the report had been prepared slight changes had been made to the site plan and, in addition, PPS4 had been issued. Six further public representations had been received which largely reiterated points made previously and reference had been made to a petition with over 200 signatures which opposed the development. However this petition had not been presented to the Planning Authority and, from discussions held with third parties, it was believed that the issues it raised had been dealt with in the officer's report. A request had been made to defer consideration of the item but Members were advised that there was no reason for such a deferral. Kent Highways had requested minor amendments, which could be dealt with by officers, and had subsequently recommended an extra condition in respect of a travel plan for commercial users of the site.

Developer contributions had been requested by Mouchel on behalf of KCC. However the applicant had resisted some of these requests. The Parish Council had accepted the offer of the Chapel and had suggested alternatives to the S106 agreement by which a sum would be donated by the applicant for provision of a small computer suite in the chapel and a contribution made to the Eastry Young People's Club, which could be clearly shown to be of direct benefit to the residents of the new development. In response to the Parish council's suggestion, the developer had offered a contribution in the region of £5,000 to each, but Members were concerned that this had not yet been given proper consideration.

Councillor Richardson explained his concern that there was a possibility of significant Anglo-Saxon remains on the site which would have implications for development and the Principal Planner read an extract from a letter received from the County Archaeologist on the subject.

It was confirmed that development density levels referred to in PPS3 applied equally to urban and rural sites and that Code for Sustainable Housing Level 3 would be achieved by the development.

- RESOLVED: (a) That the applications be approved in accordance with the recommendations of the Development Control Manager subject to resolution of minor matters and conditions.
- (b) That the Development Control Manager be authorised to negotiate a S106 agreement for the developer contributions set out at paragraph 3.33 of the report (but not those set out in paragraph 3.34) and in addition to negotiate contributions towards a computer suite at the chapel and for improved facilities at the Eastry Young People's Club.

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

The meeting ended at 8.05 pm.