

Minutes of the meeting of the **PLANNING** Committee held at the Council Offices, Whitfield on Thursday 15 January 2009 at 6.00 pm.

Present:

Chairman: Councillor S G Leith

Councillors: T A Bond
Mrs S S Chandler
N J Collor
M S Furnival
Mrs J M Munt
A F Richardson
Mrs A R Smith
J M Smith
R S Walkden

Officers: Development Control Manager
Development Engineer, KCC
Principle Planning Officer (Enforcement)
Principal Solicitor
Senior Democratic Support Officer

397 SUBSTITUTE MEMBERS

It was noted that, in accordance with Rule 4 of the Council's Procedure Rules, Councillor N J Collor had been appointed as substitute for Councillor Mrs J C Record.

398 MINUTES

The Minutes of the meeting held on 18 December 2008 were approved as a correct record and signed by the Chairman.

399 DEFERRED ITEMS

The Development Control Manager advised that Application No DOV/07/1502 (Clipgate Farm, Lodge Lees, Denton) had been withdrawn.

The views of Members who had visited the sites in respect of Application Nos DOV/08/0904 (441 Dover Road, Ripple) and DOV/08/1150 (Channel Heights, The Droveaway, St Margaret's Bay) were reported to Committee and in both cases the officers' original recommendations had been agreed.

RESOLVED: (a) That Application No DOV/08/0904 (Erection of single storey and two storey rear extensions – 441 Dover Road, Ripple) be approved in accordance with the recommendation set out on page 65 of the report to Committee on 18 December 2008.

(Councillor A F Richardson declared a personal interest in this item for the reason that he was employed as an archaeologist by the County Council which had recommended a condition.)

- (b) That, subject to the addition of a condition regarding the addition of 1m high mesh to the rear boundary fence to be retained until the screening trees had reached the top of the mesh/trellis and to the Development Control Manager being authorised to negotiate with the applicant on the height of trees and shrubs to be planted, Application No DOV/08/1150 (part retrospective application for the erection of a detached dwelling with alterations to existing vehicular access: Channel Heights, The Droveaway, St Margaret's Bay) be approved in accordance with the recommendation set out on page 76 of the report to Committee on 18 December 2008.

(Councillor A F Richardson declared a personal and prejudicial interest in this item for the reason that he was employed by the Canterbury Archaeological Trust which had undertaken works at the site, and left the Chamber during consideration of the matter.)

400 APPLICATIONS WHICH MAY BE SUBJECT TO PUBLIC SPEAKING

RESOLVED: (a) That the recommendation for refusal contained in the report of the Development Control Manager in respect of Application No DOV/08/0830 (Caravan Site, Alkham Valley Road, Alkham) be approved.

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

- (1) Application No DOV/07/1502 – Retrospective application for variation of condition 9 of consent DOV/91/1094 to read ' no more than 18 aircraft shall be based at the site at any one time' – Clipgate Farm, Lodge Lees, Denton

RESOLVED: That it be noted that the application had been withdrawn by the applicant.

- (2) Application No DOV/08/0619 – Residential development of site to provide a total of 97 residential units comprising: change of use and conversion of main Westmount building to provide 19 flats, partial rebuild/repair of existing fire damaged building and erection of four-storey rear extension, erection of 78 dwellings (comprising 26 dwelling houses and 52 flats) together with associated substation, engineering operations, alterations to existing access, landscaping and parking – Former Westmount Education centre, Folkestone Road, Dover.

The Development Control Manager reported receipt of further letters from two local residents referring to flooding and access issues and to change in the character of the Ward. Recent correspondence had been received from Mouchel on behalf of KCC and also from KCC itself which challenged the advice received from this authority's independent consultant on the level of developer contributions which could be supported by this development. KCC had stated that the application should be refused if the developer was unable to make the full contribution, which had a material effect upon the officer's recommendation contained in the report. It was therefore recommended that consideration of the application be deferred for a

further report and also to permit the Council's Section 106 (Developer Contributions) Executive Committee to consider the matter.

RESOLVED: That consideration of the application be deferred in order to permit the Council's Section 106 (Developer Contributions) Executive Committee to form a view on developer contributions from this development including KCC's response to the issue of reduced contributions and to include that Committee's comments in a further report to this Committee.

(Councillor A F Richardson declared a personal interest in the item for the reason that he was employed by the County Council and the County Archaeologist had recommended a condition.

Councillor M S Furnival declared a personal interest for the reason that his employer owned and occupied a site adjoining the land.)

- (3) Application No DOV/08/1225 – Erection of detached dwelling and garage together with creation of a vehicular access – 5 Bewsbury Crescent, Whitfield, Dover

The Development Control Manager advised that a late representation had been received from a local resident seeking clarification of the reference to a silver birch tree and querying the accuracy of the width of the plot. The Committee was advised that there was a pair of silver birch trees within the curtilage of a neighbouring property but this had no material effect upon the recommendation. The width of the plot at its narrowest part was shown correctly on the submitted plan. Email correspondence continued to be received from the two parties referred to in the report but it had no bearing on the Committee's ability to determine the application. It was also pointed out that paragraph 3.5 should refer to outline planning permission reference DOV/07/0587 not 0589.

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

- (4) Application No DOV/08/1258 – Installation of a 12m telegraph pole supporting 3 antennae and erection of equipment cabin – Vodafone Base Station, Burgoyne Heights, Guston

The Development Control Manager reported that a letter from a local resident had been received referring to the high density of housing in the area, the proximity of Guston Primary School and several published sources of information on health issues in respect of telecommunications masts. Environmental Health officers had confirmed that they had no objections to the application and that it complied with PPG8 advice. The applicant had complied with ICNIRP guidelines.

RESOLVED: That prior approval of the application be not required.

- (6) Application No DOV/08/1335 – Erection of 12.5m high monopole incorporating 3 antennae, siting of associated equipment cabin – Kearsney Station, Alkham Road, Temple Ewell

The Committee was advised that the security fencing referred to in the description of the application had been deleted and replaced by a brick wall and satisfactory

amended plans had been received. Environmental Health officers had raised no objection to the application and ICNIRP guidelines had been complied with.

RESOLVED: That prior approval be required and granted in accordance with part I of the recommendation of the Development Control Manager.

401 ERECTION OF 24 FLATS, ALTERATIONS TO EXISTING VEHICULAR ACCESS AND ASSOCIATED CAR PARKING (EXISTING BUILDING OT BE DEMOLISHED) – FORMER SITE OF PWELL PRINT, 57 COOMBE VALLEY ROAD, DOVER (Minute No 47(a)(ii))

Since this application had been considered by Committee in June 2008 progress had been made in drafting the Section 106 Agreement in respect of 7 affordable housing units, the commuted payment for children's play space and a financial contribution towards community facilities. The Development Control Manager submitted a report on the intention of the applicant to make the whole development over to a Registered Social Landlord and advised that the Council's Affordable Housing Working Group supported this proposal.

RESOLVED: That the proposal to make over the whole of the proposed development at the former site of Powell Print, 57 Coombe Valley Road, Dover to a Registered Social Landlord for 100% social rent housing in lieu of the provision of 7 affordable housing units, as previously agreed, be approved.

402 ACTION TAKEN IN ACCORDANCE WITH THE ORDINARY DECISIONS (COUNCIL BUSINESS) URGENCY PROCEDURE

The Committee was advised that the Development Control Manager, in consultation with the Chairman and Vice Chairman of the Committee, had approved an application for planning permission for extensions, a garage and a garden room at The Gate House, 26 Salisbury Road, St Margaret's Bay without imposing conditions relating to boundary treatment and obscure glazing (item 7, page 91 of the Planning Committee agenda of 25 September 2008 refers) as these conditions were subsequently found to be unnecessary.

RESOLVED: That the action taken be approved.

The meeting ended at 7.02 pm.