

Minutes of the meeting of the **PLANNING** Committee held at the Council Offices, Whitfield on Thursday 19 November 2009 at 6.00 pm.

Present:

Chairman: Councillor S G Leith

Councillors: B W Butcher  
M S Furnival  
C J Meredith  
J M Munt  
J C Record  
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/09/0411	Mr R Douglas	Mr R Hansell
DOV/09/0741	Mr N Blake	–

295 MINUTES

The Minutes of the meeting held on 22 October 2009 were approved as a correct record and signed by the Chairman.

296 DEFERRED ITEMS

The Development Control Manager advised that Application No DOV/09/0709 should remain deferred pending the receipt of further information.

RESOLVED: That consideration of Application No DOV/09/0709 (Dover Castle, Upper Road, Dover) remain deferred.

297 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 Application No DOV/09/0765 (Chalk Garden, 28 Salisbury Road, St Margaret's Bay) be approved.

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

- (1) Application No DOV/09/0275 – Erection of building incorporating 3 flats, alterations to pedestrian access and erection of refuse/cycle store – 88A Barton Road, Dover

RESOLVED: That it be noted that this item had been withdrawn.

- (2) Application No DOV/09/0411 – Retrospective variation of Conditions 2, 3 and 4 of planning permission granted under reference number DOV/08/0744 – Land adjacent to Tresor, Wigmore Lane, Eythorne

The Development Control Manager reported that further comments had been received from Eythorne Parish Council but no further objection had been raised. A County Member had expressed concerns about precedent, the retrospective application, loss of access for wheelchair users and stability of boundary retaining walls. A third party had written to enquire whether a further retaining wall was to be built, as indicated on the plans, but the Development Control Manager advised that he had been told no further wall was to be constructed. Paragraph 1.2 of the report erroneously referred to outline planning permission and Committee was informed that the position of the new bungalow was in accordance with approved plans. The material resulting from excavation for the new garage was contained by a retaining wall and had been turfed over with the addition of a beech hedge. The agreed picket fence was not yet in place in front of Tresor and could be the subject of a condition. The removal of the originally proposed ramp was a matter for Building Control in respect of compliance with the Disability Discrimination Act.

RESOLVED: That, subject to receipt of satisfactory plans in respect of the retaining wall adjacent to the garage and delegation to the Development Control Manager to amend if necessary the reference in conditions to the date of plans received, the application be granted in accordance with the recommendation of the Development Control Manager.

- (3) Application No DOV/09/0741 – Erection of a detached dwelling and construction of a vehicular access – Part of Romney Cuddy Kingsdown Hill, Kingsdown

Members were informed that a further letter of objection had been received in respect of policies, height and size of the dwelling, and detriment to trees and the garden. Condition (xiii) could be deleted from the recommendation as the roof light in the proposed study was intended as a means of escape in case of fire and the second roof light did not serve a habitable space. Condition (iii) should refer to details of levels, not hard landscaping.

RESOLVED: That, subject to the deletion of condition (xiii) the application be granted in accordance with the recommendation of the Development Control Manager.

## 298 FEES AND CHARGES 2010/2011

The Committee considered the report of the Head of Development and Public Protection on the proposed fees and charges for 2010/2011 in respect of the Planning Section.

RESOLVED: That the report be noted.

299 APPLICATION NO DOV/09/0895 – CERTIFICATE OF LAWFULNESS – PROPOSED FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION: 8 HILL DRIVE, EASTRY

The Committee was advised that the application for a Certificate of Lawful proposed Development had been submitted by a Councillor and for that reason it had been placed on the agenda. Applications of this nature were determined completely by reference to Schedule 2 of the Town and Country Planning Act (General Permitted) Development Order 1995 (as amended) which sets out those developments which may be undertaken without planning permission. Such applications were not subject to publicity or consultation with third parties and the planning merits were not material. The only matter to be determined was whether or not planning permission was required and, in the officer's opinion, no permission was necessary.

RESOLVED: That a Certificate of Lawful Proposed Development for the erection of a single storey rear extension to 8 Hill Drive, Eastry (Application No DOV/09/0895) be granted.

300 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 agreed that a Tree Preservation Order be issued in respect of a Yew tree at 11 Addelam Close, Deal.

RESOLVED: That the action taken be approved.

The meeting ended at 6.45 pm.