

Minutes of the meeting of the **PLANNING** Committee held at the Council Offices, Whitfield on Thursday 24 June 2010 at 6.00 pm.

Present:

Chairman: Councillor S G Leith

Councillors: T A Bond
S S Chandler
C J Meredith
J M Munt
J C Record
R J Thompson
R S Walkden

Officers: Head of Development and Public Protection
Senior 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/10/0186	Mr T Michael	Mr J Green
DOV/10/0202	Mr J Yonge	Mr D Penny
DOV/10/0292	–	Mrs C Rogers
DOV/10/0325	Ms V Owen	KCC Councillor S C Manion DDC Councillor C M Edwards Mr P Tapsell
DOV/10/0326	Ms K Etkin	–
DOV/10/0336	Mr R Daniels	Mr M Gould

Apologies for absence were received from Councillors M S Furnival and A F Richardson.

111 MINUTES

The Minutes of the meeting held on 27 May 2010 were approved as a correct record and signed by the Chairman.

112 DEFERRED ITEMS

The Senior Planner reported the views of Members who had visited the sites in connection with Application Nos DOV/10/0020 (Campbell's Garage, Kingsdown Road, Walmer) and DOV/10/0267 and 0268 (53 High Street, Wingham).

RESOLVED: (a) That, notwithstanding the recommendation of the Development Control Manager as set out on page 52 of the report to Committee on 27 May 2010, Application No DOV/10/0020 (Erection of 7 detached dwellings and construction of vehicular access – Campbell's Garage, Kingsdown Road, Walmer) be approved for the reason

that the context, design, layout, scale and size of the development were sufficiently in keeping with the pattern of the surroundings and accord with policies DM13 and DM15 of the Core Strategy and subject to the addition of conditions including materials, a plan of existing and semi-mature proposed trees, landscaping, no front windows at second floor level, front boundary treatment, removal of all permitted development rights and all other conditions to be delegated to the Development Control Manager .

- (b) That Application No DOV/10/0267 (Erection of a detached dwelling (existing dwelling to be demolished) and Application No DOV/10/0268 (demolition of existing building – 53 High Street, Wingham) be approved in accordance with the recommendation of the Development Control Manager as set out on page 64 of the report to Committee on 27 May 2010 subject to the addition of conditions.

113 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/10/0290 (San Pio, Victoria Road, Kingsdown) be approved.

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

- (1) Application No DOV/10/0042 – Erection of a detached dwelling and construction of vehicular access – Site adjoining 44 Nursery Lane, Whitfield

The Director of Development and Public Protection reported receipt of a further letter which queried the need for the proposed dwelling in view of the expansion of Whitfield. Following receipt of revised plans the Parish Council had maintained its objection regarding loss of views and lack of footpaths in the immediate vicinity.

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

- (2) Application No DOV/10/0186 – Outline application for the erection of a detached dwelling and construction of a vehicular access – Casa Mia, John's Green, Sandwich

Committee was informed that one further letter of objection had been received but another had been subsequently withdrawn and the amended plans were satisfactory. The Development Engineer KCC confirmed that the sightlines and parking provision met the required standard.

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

- (3) Application No DOV/10/0202 – Retrospective application for the widening of the existing vehicular access – 55 Westcourt Lane, Shepherdswell

The Development Engineer KCC confirmed that the required plan of the widened access, including drainage provision, was satisfactory.

RESOLVED: That in order to assist Members to assess the impact of the proposal on the street scene and neighbouring properties together with any highway issues, a site visit be held on Tuesday 20 July 2010 and Councillors S G Leith (Chairman), S S Chandler, C J Meredith, R J Thompson and R S Walkden (reserves: Councillors A F Richardson and J M Smith be appointed to view this and any other sites.

- (4) Application No DOV/10/0219 – Erection of a detached chalet bungalow, detached garage and construction of a vehicular access – 8 Granville Road, Walmer

The Senior Planner advised Members that amended plans had been received and were satisfactory. The Fire Safety Officer had raised no objection to the proposal.

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

- (5) Application No DOV/10/0292 – Erection of detached dwelling– Land rear of 40 Sandwich Road, Eythorne

Committee was informed of an error in paragraph 1.7 of the report which should show the width of the drive as 2.5m rather than 4m. The Senior Planner confirmed that the Fire Safety Officer had been aware of the correct width and had raised no objection. Fire appliances were not suited to reversing along accesses longer than 45m and the length of the drive in this case was not of concern. The applicant had confirmed that a sprinkler system would be installed if required. Additional plans had been received showing a section through the site and the relationship of the proposed dwelling to The Retreat.

The officer's recommendation to defer consideration of this application had been made because of the impending revision of Planning Policy Statement 3 in respect of the status of 'garden land'. The revision had subsequently been made and garden land was no longer classified as previously developed or 'brownfield' land. Local Planning Authorities therefore had greater flexibility when assessing applications for development in gardens. The officer's recommendation was therefore amended to granting permission with all conditions to be delegated to the Development Control Manager.

RESOLVED: That in order to assist Members to assess the design of the proposal, including levels and impacts on the residential amenity and on neighbouring properties including The Retreat, a site visit be held on Tuesday 20 July 2010.

- (6) Application No DOV/10/0325 – Removal of condition (v) of planning permission DOV/78/0255 to allow holiday park to open all year round – Kingsdown Park Holiday Village, Upper Street, Kingsdown

The Director of Development and Public Protection reported that a total of 151 objections had been received and plans had recently been received but not yet assessed. The primary issue to be addressed was that no permanent residential accommodation should be permitted on the site and whether this could be better achieved by the existing seasonal occupancy condition which dated from 1978 or through the proposed holiday occupancy condition with an associated registration process. Concerns were raised about the effects on tourism, the local community and facilities and the requirements for a certificate of lawfulness. Members were advised of the Good Practice Guide on Planning for Tourism 2006 concerning year round activity and ensuring that holiday premises did not become part of the local housing stock via a holiday occupancy condition. Other authorities employed the holiday occupancy condition to control similar venues and it was suggested that information should be obtained from these authorities.

RESOLVED: That consideration of this application be deferred for further information to be obtained on the management of similar sites.

(Councillor T A Bond declared a personal and prejudicial interest in the application for the reason that his employer operated in the tourist accommodation industry, and left the Chamber.)

- (7) Application No DOV/10/0326 – Erection of a detached dwelling and construction of a vehicular access – Erebus, Dover Road, Guston

The Senior Planner reported that amended plans had been received as requested in paragraph 3.5 of the report, the scale of the dwelling had been reduced and it had been set back further from the highway. These measures had overcome officers' concerns.

As before, the officer's recommendation to defer consideration of this application had been made because of the impending revision of Planning Policy Statement 3 in respect of the status of 'garden land'. The revision had subsequently been made and garden land was no longer classified as previously developed or 'brownfield' land. Local Planning Authorities therefore had greater flexibility when assessing applications for development in gardens and the recommendation had been amended to granting permission with all conditions to be delegated to the Development Control Manager.

RESOLVED: That the application be approved with all conditions to be determined by the Development Control Manager.

- (8) Application No DOV/10/0336 – Erection of 4 dwellings and construction of a vehicular access (existing building to be demolished) – Youth Club, Foxborough Hill, Woodnesborough

Committee was informed that it would be necessary to consult English Heritage as the site was opposite to a Grade 2* Listed church.

RESOLVED: That, subject to no further concerns being raised by English Heritage, the application be granted in accordance with the recommendation of the Development Control Manager.

114 RECOMMENDATION FROM CABINET (CAB 140)

At its meeting held on 10 May 2010 the Cabinet agreed to recommend to this Committee that weight be given to the Preston Village Design Statement as a material consideration in both the assessment and determination of planning applications and in the formulation of planning policy, as appropriate.

RESOLVED: That Cabinet recommendation CAB 140 be agreed.

115 APPLICATION NO DOV/09/0873 – ERECTION OF A GP SURGERY, COMMUNITY CENTRE, 28 FLATS AND 41 HOUSES, RELATED INFRASTRUCTURE AND CAR PARKING – LAND AT GOLF ROAD/CANNON STREET, DEAL (Minute No 543 2009/10)

Committee considered the report of the Development Control Manager on the outcome of negotiations with the applicant and County Highways in respect of the car parking provision and layout which had been satisfactorily concluded. The Development Control Manager, in consultation with the Chairman of the Committee, had approved the legal agreement in respect of the provision of the Community Centre and the GP surgery buildings and the planning permission had been issued on 12 May 2010.

RESOLVED: That the report be noted.

The meeting ended at 9.08 pm.