

Minutes of the meeting of the **PLANNING** Committee held at the Council Offices, Whitfield on Thursday 27 May 2010 at 6.00 pm.

Present:

Chairman: Councillor S G Leith

Councillors: T A Bond
S S Chandler
C J Meredith
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/09/0787	Mr R Smyth	–
DOV/09/1026	Mr J Chambers	–
DOV/10/0020	Ms J Ashton	–
DOV/10/0137 & 0138	Ms V Owen	–
DOV/10/0267 & 0268	Ms S Pearson	Mrs Beamish

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

41 SUBSTITUTE MEMBERS

It was noted that in accordance with Rule 4 of the Council's Procedure Rules Councillor J M Smith had been appointed as substitute for Councillor M S Furnival.

42 MINUTES

The Minutes of the meeting held on 29 April 2010 were approved as a correct record and signed by the Chairman.

43 DEFERRED ITEMS

The Development Control Manager reported the views of Members who had visited the sites in connection with Application Nos DOV/10/0104 (46 Cranleigh Drive, Whitfield) and DOV/10/0111 Mer Vista, Chalk Hill Road, Kingsdown).

RESOLVED: (a) That Application No DOV/10/0104 (Erection of a two storey front extension (existing porch to be demolished) – 46 Cranleigh Drive, Whitfield) be approved in accordance with the recommendation of the

Development Control Manager as set out on page 34 of the report to Committee on 29 April 2010.

- (b) That, notwithstanding the Officer's recommendation, Application No DOV/10/0111 (Erection of a detached dwelling and widening of the existing vehicular access – Plot adjoining Mer Vista, Chalk Hill Road, Kingsdown) be approved subject to the addition of conditions to be delegated to the Development Control Manager including landscaping and boundary treatment, for the reason that the impact of the proposed development on the street scene and neighbouring properties would not be sufficiently detrimental to justify refusal of the application.

(The Chairman declared a personal interest in this application, for the reason that a close relative had given advice in respect of the application, and left the Chamber. In the absence of the Vice-Chairman it was moved, seconded and duly resolved that Councillor Bond take the chair for this item.)

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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/09/1026 (61 Valley Road, River) be approved.

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

- (1) Application No DOV/09/0361 – Erection of 7 terraced dwellings and construction of vehicle access (existing buildings to be demolished) – 156 Gladstone Road, Walmer

Committee was advised that revised plans had been received which addressed the issues raised by County Highways but some matters remained to be resolved. The Development Engineer KCC confirmed that the parking provision of 1.5 spaces per 3 bedroom dwelling and 1 space per 2 bedroom dwelling was in accordance with current standards.

RESOLVED: That, subject to the resolution of all outstanding matters and the addition of conditions in respect of sustainable construction and surface water treatment, the application be granted in accordance with the recommendation of the Development Control Manager.

- (2) Application No DOV/09/0787 – Erection of two agricultural buildings, associated access and fencing – Land at Roman Road, Archers Court Road, Whitfield

The Development Control Manager reported receipt of a letter from the applicant regarding information contained in the report and advised Members that details of fencing were lacking; County Highways had recommended refusal; the Environment Agency had no objections in principle; and the Council's independent agricultural consultant had stated that there were insufficient agricultural grounds to support the application. Further evidence was required to support the business case for ostrich

farming at the site. The buildings would be clearly visible from the road and detrimental to the visual amenity, landscape, and the North Downs Way.

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

- (3) Application No DOV/10/0020 – Erection of seven detached dwellings and construction of vehicular access – Campbells Garage, Kingsdown Road, Walmer

Committee was informed that County Highways believed the proposal to be workable but poor and a letter had been sent to all Members by Walmer and Kingsdown Environmental Urban Protection which supported the development. A letter had also been sent by the applicant to Members and a letter expressing disappointment with the recommendation had been received from a local resident. Arising from the previous appeal against refusal of planning permission on this site the Planning Inspector had accepted the principle of development and, on balance, officers had no objection to residential development. However the proposed design fell short of the design principles set out by government.

RESOLVED: That in order to assist Members to assess whether the proposed development relates satisfactorily in terms of its context, siting, layout, design, size and scale and whether it would have a detrimental effect on the locality and visual amenity, a site visit be held on Tuesday 22 June 2010 and Councillors S G Leith (Chairman), S S Chandler, C J Meredith, J C Record and R J Thompson (reserves: Councillors M J Smith and R S Walkden) be appointed to view this and any other site.

- (4) Application No DOV/10/0137 – External redecorations and one new dormer, comprehensive internal restoration and refurbishment works and minor alterations; and Application No DOV/10/0138 – Erection of a dormer roof extension and pitched roof to rear extension – Deal Cutter, 171 Beach Street, Deal

The Development Control Manager reported that no objections had been raised by the County Archaeologist and whereas paragraph 3.5 of the report stated that the dormer would not be visible from the front, it would actually be partially visible from the opposite side of Beach Street.

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

- (5) Application No DOV/10/0267 – Erection of a detached dwelling (existing building and demolished) and Application No DOV/10/0268 – Demolition of existing building – 53 High Street, Wingham

Members were informed that a further letter of objection had been received raising additional points in respect of no on-site parking, the public car park not being available 24 hours a day, obstructing use of the alley, effect on the neighbouring listed buildings and their occupants, overlooking and loss of privacy., character of the existing building and materials not being consistent. The Development Control Manager confirmed that the old wall referred to by third parties would not be harmed.

RESOLVED: That, in order to assist Members to assess highways issues, overlooking and the impact on surrounding properties, a site visit be held on 22 June 2010.

The meeting ended at 8.25 pm.