

Minutes of the meeting of the **PLANNING** Committee held at the Council Offices, Whitfield on Thursday 29 April 2010 at 6.00 pm.

Present:

Chairman: Councillor S G Leith

Councillors: S S Chandler
N S Kenton
C J Meredith
J C Record
A F Richardson
J M Smith
R J Thompson
R S Walkden

Officers: Head of Development and Public Protection
Development Engineer, KCC
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/09/1114	Mr Tilbee	Mr Dunstone
DOV/10/0104	–	Mrs W Bowman
DOV/10/0111	Mr M Senyard and Councillor C M Edwards	Mr P Moon

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

539 SUBSTITUTE MEMBERS

It was noted that in accordance with Rule 4 of the Council's Procedure Rules Councillors N S Kenton and J M Smith had been appointed as substitutes for Councillors T A Bond and J M Munt respectively.

540 MINUTES

The Minutes of the meeting held on 8 April 2010 were approved as a correct record and signed by the Chairman.

541 DEFERRED ITEMS

The Head of Development and Public Protection advised that Application No DOV/09/1114 appeared later on the agenda.

RESOLVED: That Application No DOV/09/1114 be considered later in the meeting.

APPLICATIONS WHICH MAY BE SUBJECT TO PUBLIC SPEAKING

- (1) Application No DOV/09/1114 – Outline application for the erection of a detached dwelling (existing garage to be demolished) – 26 Kingston Close, River

The Head of Development and Public Protection declared to the Committee that his property was shown on the map attached to the report but that he had taken no part in the application process. The issue to be determined was whether the application provided sufficient detail of the suitability of the proposed dwelling for this particular site.

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

- (2) Application No DOV/10/0024 – Erection of an attached granny annex – 3 Malvern Meadow, Temple Ewell

Members were informed that the applicant had confirmed their willingness to accept a condition prohibiting the implementation of permission reference DOV/09/0523 should the current application be approved.

RESOLVED: That, subject to condition (iv) being amended to refer specifically to the prohibition of implementation of both permissions, the application be approved in accordance with the recommendation of the Development Control Manager.

- (3) Application No DOV/10/0043 – Erection of a detached garage and associated access (existing shed to be demolished) – 11 St George's Road, Sandwich

The Head of Development and Public Protection reported that the height of the proposed garage had been reduced to a satisfactory level and confirmed that two opening doors would be used rather than one up-and-over door.

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

- (4) Application No DOV/10/0104 – Erection of a two storey front extension (existing porch to be demolished) – 46 Cranleigh Drive, Whitfield

Committee was informed that concerns raised about surface water run-off, drainage and sewerage treatment would be dealt with by Building Control and were not matters for third party representation.

RESOLVED: That, in order to assist Members to assess the visual impact of the proposal on the street scene and neighbouring properties, a site visit be held on Tuesday 25 May 2010 and, subject to the membership of the Committee for 2010/11, Councillors A F Richardson (Chairman), S S Chandler, C J Meredith, J C Record, and R J Thompson (substitutes Councillors S G Leith and J M Smith) be appointed to view this and any other site.

- (5) Application No DOV/10/0011 – Erection of a detached dwelling and widening of the existing vehicular access – Plot adjoining Mer Vista, Chalk Hill Road, Kingsdown

The Head of Development and Public Protection reminded Committee of the history of application refusals in respect of this site and reported that further detailed information had been received from the applicant referring to omission of the rear terrace and other matters.

RESOLVED: That, in order to assist Members to assess the impact of the proposal on visual and residential amenity and the spatial character and landscape of the area, a site visit be held on Tuesday 25 May 2010.

(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 during consideration of the item. The Chair was taken by the Vice-Chairman Councillor Richardson for this item.)

- (6) Application No DOV/10/0125 – Erection of two detached dwellings and construction of vehicular access (existing dwelling to be demolished) – Franconia, The Droveaway, St. Margaret's Bay

The Head of Development and Public Protection reported that the Council's Ecology Officer had raised no objection to the proposal subject to comments made in respect of the previous application reference DOV/09/0677. In informative was recommended with regard to the views of the KCC Public Rights of Way Officer.

RESOLVED: That, subject to the addition of an informative regarding public rights of way, the application be approved in accordance with the recommendation of the Development Control Manager.

- (7) Application No DOV/10/0130 – Outline application for the erection of a detached dwelling – Site adjoining 93 Campbell Road, Walmer

Committee was informed that the application provided clear indicative details which had overcome concerns about design and the Development Engineer KCC reported that although the current maximum parking standard required the provision of one parking space, this alone would not provide sufficient reason to refuse the application.

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

- 543 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 358(8))

The Committee was reminded that it had decided in December 2009 to approve the application subject to all outstanding matters being resolved by the Development Control Manager. Since then, satisfactory information had been received in respect of the car parking provision and layout, and the legal agreement and conditions were under discussion with the applicant. More recently 7 letters and a petition bearing 59 signatures had been received from local residents raising several issues, some of which had been addressed in the original report and others which did not

raise new matters of such significance as to undermine the original decision. A letter had also been received from the Deal Society referring to the need for a doctor's surgery.

RESOLVED: That the Committee's original decision to grant the application, as set out in Minute No 358(8), be confirmed and the Development Control Manager, in consultation with the Chairman of the Committee, be authorised to resolve any fresh issues which might arise prior to the issue of the decision notice.

The meeting ended at 7.31 pm.