

Minutes of the meeting of the **PLANNING** Committee held at the Council Offices, Whitfield on Thursday 2 July 2009 at 6.00 pm.

Present:

Chairman: Councillor S G Leith

Councillors: B W Butcher
S S Chandler
M S Furnival
N S Kenton
J M Munt
A F Richardson
R J Thompson
R S Walkden

Officers: Head of Development and Public Protection
Development Engineer, KCC
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/09/0253	Mr C Hall	–
DOV/09/0256	Mr Murray	Mr W Teague
DOV/09/0324	–	Ms C Mattock
DOV/09/0386	–	Mr F Morgan

Apologies for absence were received from Councillors T A Bond and J C Record.

100 SUBSTITUTE MEMBERS

It was noted that, in accordance with Rule 4 of the Council's Procedure Rules, Councillors B W Butcher and N S Kenton had been appointed as substitutes for Councillors T A Bond and J C Record respectively.

101 MINUTES

The Minutes of the meeting held on 11 June 2009 were approved as a correct record and signed by the Chairman.

102 DEFERRED ITEMS

The Head of Development and Public Protection advised that a report would be submitted to the next meeting of the Committee in respect of Application No DOV/08/1196 (Alderden House, Hawksdown Road, Walmer).

RESOLVED: That consideration of Application No DOV/08/1196 remain deferred.

APPLICATIONS WHICH MAY BE SUBJECT TO PUBLIC SPEAKING

- (1) Application No DOV/09/0253 – Erection of extensions and enclosure of first floor balcony: Bluebirds Tea Rooms, Granville Road, St Margaret's Bay

Committee was advised that the key issues in determining this application were how far the use of the premises could be extended given its sensitive location within the Area of Outstanding Natural Beauty, a Special Landscape Area and on the Heritage Coast, the nature of the building and its relationship to the Dover Patrol Memorial and the impact on the building itself. There were no overriding parking or highway concerns but extending the hours of use of the premises to 11.00 pm would lead to more journeys by car and change the nature of the area. Although the building itself was not listed it had an individual character arising from its use as a former coastguard station which had also determined its location.

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

(Councillor A F Richardson declared a personal interest in this item for the reason that his parents owned a tea room in the Farthingloe area of Dover.)

- (2) Application No DOV/09/0256 – Regularisation and amendments to approved application DOV/08/0802 to omit underground basement parking and repositioning of building on site further from front boundary (retrospective in part) – 198 Dover Road, Walmer

The Head of Development and Public Protection reminded Members of the detailed history of development on this site and reported that Kent Highway Services required further amendment to the pedestrian visibility splays. Walmer Parish Council had reiterated its positive support for the amended plans. The applicant's agent had written in some detail about misunderstandings regarding the omission of the underground car park and the variation in position of the building work. Discrepancies were acknowledged but it had never been the intention to ignore or disrespect the planning process and the statement that a mockery had been made of the planning system was not appropriate. Officers considered that the current details were broadly acceptable and the Committee was advised that the fact that some works had already been carried out should not weigh in their decision. Given the proliferation of amendments to the original permission it was likely that local residents were not fully conversant with all of the changes and the effects of the 2m change in position of the building would be best assessed by visiting the site.

RESOLVED: That, in order to assist Members to assess the impact of the development on the residential amenities of residents at 2 Knoll Place together with the changes to the design and appearance of the building and in view of the level of public interest, a site visit be made on Tuesday 28 July 2009 and Councillor S G Leith (Chairman), S S Chandler, J M Munt, A F Richardson and R J Thompson (reserves: Councillors B W Butcher and M S Furnival) be appointed to view the site.

- (3) Application No DOV/09/0294 – Erection of a detached building providing a doctor's surgery, construction of vehicular access and associated car parking (details pursuant to planning permission reference DOV/05/1437) – 114 Canterbury Road, Lydden

Members were reminded that the appeal against refusal of a previous application for outline permission for 24 dwellings and a doctor's surgery had been allowed. The current proposals had been de-coupled from a previous application including the 24 dwellings which had been made in 2008 and subsequently withdrawn. Therefore the principle of a doctor's surgery had been confirmed and officers' assessment of the impact on the character of the area was favourable. The main impact on the neighbouring premises at 116 would arise from use of the car park which could be covered by condition including hours of use and Kent Highways had recommended an informative. Minor amendments to the access could be made; no barrier to the car park was proposed and the entrance would be used as a turning head for ambulances.

RESOLVED: That subject to the satisfactory resolution of all outstanding matters, the application be approved with conditions and informatives delegated to the Development Control Manager.

- (4) Application No DOV/09/0324 – Change of use to Dentist Surgery (Use Class D1) – 234 Dover Road, Walmer

The Head of Development and Public Protection reported that progress had been made since the report had been written and officers could now recommend approval of the application subject to conditions. A letter of support had been received from a local MP and one letter of objection had been withdrawn. Details of levels and boundary treatments had been received and restrictions regarding restricting the maximum hours of use to 0800 – 2000 hours on Monday to Friday and 0800 – 1300 hours on Saturday had been accepted. The impact on the street scene, details of elevations, pedestrian sightlines, bin store arrangements and car parking were all now acceptable.

RESOLVED: That, subject to the resolution of all outstanding matters, planning permission be granted with conditions and informatives delegated to the Development Control Manager but to include nature of use, hours of operation, materials samples, landscaping details and highways conditions.

(Councillor M S Furnival declared a personal interest for the reason that he was a patient at one of the practices mentioned by the public speaker on this item.)

- (5) Application No DOV/09/0386 – Erection of a detached dwelling and construction of a vehicular access – Land north east of Cambria, Upper Street, Kingsdown

The Committee was advised that provision of only one parking space in the current application together with satisfactory treatment of the front garden including provision of gates and landscaping had satisfactorily overcome the reasons for refusal of the previous application on this site.

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

104 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 Planning Enforcement Notice issued on 10 October 2008 in relation to The White House, St Margaret's Road, St Margaret's-at-Cliffe be withdrawn, contingent upon the Appellant's withdrawal of appeal referenced APP/X2220/C/08/2089996.

RESOLVED: That the action taken be approved.

The meeting ended at 7.32 pm.