

Agenda

## **Planning Committee**

Tuesday

**4 June 2019**

at 6.30 pm

The Guildhall  
St Peter's Place  
Canterbury  
CT1 2DB

**A.** The Committee may only resolve its decisions when exercising its express delegated powers as set out under the name of the Committee in the scheme of delegation approved by the Council.

**B.** The public (which includes the press) will be excluded from the meeting during any item of business which falls within the exempt provisions of Schedule 12A of the Local Government Act 1972 or the Freedom of Information Act 2000, or both.

Quorum - 7 Councillors

## Membership of the Planning Committee

### Councillors

Councillor Samper (Chairman)  
Councillor I Thomas (Vice Chairman)  
Councillor G Caffery  
Councillor Eden-Green  
Councillor P Edwards  
Councillor B A Flack  
Councillor Glover  
Councillor L Harvey-Quirke  
Councillor C Nolan  
Councillor D Smith  
Councillor Spooner  
Councillor D Thomas  
Councillor S Wilson-Hamilton

### Ward

Chestfield;  
Swalecliffe;  
Gorrell;  
Wincheap;  
Barton;  
Blean Forest;  
Sturry;  
Sturry;  
Barton;  
Blean Forest;  
Seasalter;  
Heron;  
Heron;

Members of the public may at meetings of the Committee speak for no more than three minutes upon any item which appears on the agenda for the meeting PROVIDED THAT notice has been given to Democratic Services (e-mail [democracy@canterbury.gov.uk](mailto:democracy@canterbury.gov.uk), telephone 01227 862 009) not later than 12.30pm on the working day before the meeting.

Everyone is welcome to record meetings of the Council and its Committees using whatever non-disruptive methods you think are suitable. If you are intending to do this please mention it to the Democratic Services Officer and do not use flash photograph unless you have previously asked whether you may do so. If you have any questions about this please contact Democratic Services (members of the press please contact the Press Office).

Please note that the Chair of the meeting has the discretion to withdraw permission and halt any recording if in the Chair's opinion continuing to do so would prejudice proceedings at the meeting. Reasons may include disruption caused by the filming or recording or the nature of the business being conducted.

Anyone filming a meeting is asked to only focus on those actively participating but please also be aware that you may be filmed or recorded whilst attending a council meeting and that attendance at the meeting signifies your agreement to this if it occurs. You are also reminded that the laws of defamation apply and all participants whether speaking, filming or recording are reminded that respect should be shown to all those included in the democratic process.

Persons making recordings are requested not to put undue restrictions on the material produced so that it can be reused and edited by all local people and organisations on a non-commercial basis.

If a meeting passes a motion to exclude the press and public then, in conjunction with this, all rights to record the meeting are removed.



## A G E N D A

Page(s)

### 1 APOLOGIES FOR ABSENCE

### 2 SUBSTITUTE COUNCILLORS

### 3 DECLARATION OF ANY INTERESTS BY COUNCILLORS OR OFFICERS

TO RECEIVE any declarations for the following in so far as they relate to the business for the meeting:-

- a. Disclosable Pecuniary Interests
- b. Other Significant Interests (what were previously thought of as non-pecuniary Prejudicial interests)
- c. Voluntary Announcements of Other Interests

Voluntary Announcements of Other Interests not required to be disclosed as DPI's or OSI's, ie announcements made for transparency reasons alone, such as:

- Membership of outside bodies that have made representations on agenda items, or
- Where a Councillor knows a person involved, but does not have a close association with that person, or
- Where an item would affect the well-being of a Councillor, relative, close associate, employer, etc but not his/her financial position.

[Note: an effect on the financial position of a Councillor, relative, close associate, employer, etc; OR an application made by a Councillor, relative, close associate, employer, etc, would both probably constitute either an OSI or in some cases a DPI].

### 4 PUBLIC PARTICIPATION

If any member of the public wishes to speak on any item / planning application for the meeting they must give notice to Democratic Services **by 12.30pm on Monday, 03 June 2019.**

It is the usual practice of the Committee to allow any public speakers to be heard immediately before the consideration of the relevant application / item.

Further information about public participation and the procedure at the meeting is included at the end the agenda or from the Council's website [here](#).

**5 MINUTES OF MEETING TUESDAY, 30 APRIL 2019 PLANNING COMMITTEE** 8 - 16

TO RECEIVE the minutes of the above meeting.

**6 REQUESTS BY COUNCILLORS FOR SITE INSPECTIONS OR FOR THE DEFERRAL OF APPLICATIONS**

TO CONSIDER AND DETERMINE any requests by Councillors for site visits for particular applications reported below or for the deferral of applications.

The Committee will need to be satisfied as to the planning reasons before agreeing any site visits.

No debate will take place at the meeting on any planning applications deferred for a site inspection.

**7 APPLICATION NO. CA//18/02242/FUL - LAND NORTH OF THANET WAY, WEST OF THE ROUNDABOUT, JUNCTION WITH GREENHILL ROAD/GREENHILL BRIDGE ROAD, HERNE BAY** 17 - 42

Proposed single-storey retail unit (2,125 sq m GIA), together with parking, landscaping, open space (including paddock), and access from Thanet Way.

Recommendation: REFUSE

Planning Officer: Chris Pragnell

**8 APPLICATION NO. CA//19/00066/FUL - LAND TO REAR OF WATER'S EDGE AND 4 ISLAND WALL, SHIPYARD ALLEY, ISLAND WALL, WHITSTABLE, CT5 1EP** 43 - 53

Proposed 2 no. beach huts and no.2 storage sheds, following demolition of 2 no. timber buildings.

Recommendation: GRANT with conditions

Planning Officer: Joanna Dymowska

**9 APPLICATION NO. CA//19/00533/VAR - THE Paddock, HIGHSTREET ROAD, HERNEHILL, WHITSTABLE, CT5 3AH** 54 - 62

Variation of condition 02 (approved drawings) of planning permission reference CA/18/01810/FUL for the proposed detached single-storey dwelling following demolition of existing outbuildings; to allow alterations to roof and 2 no. dormers to front elevation.

Recommendation: GRANT with conditions

Planning Officer: Joanna Dymowska

- 10 APPLICATION NO. CA//19/00219/FUL - 15 RIDGEWAY ROAD, HERNE, CT6 7LL** 63 - 69

Proposed use of garage as ancillary accommodation with associated external alterations.

Recommendation: GRANT with conditions

Planning Officer: Alastair Curran

- 11 APPLICATION NO. CA//19/00625/FUL - 7 HARCOURT DRIVE, HERNE BAY, CT6 8DJ** 70 - 77

Proposed two-storey side extension, together with balcony to front and extension to first-floor dormer to rear.

Recommendation: GRANT with conditions

Planning Officer: Andrew Gambrill

- 12 APPLICATION NO. CA//19/00276/FUL - 3 SOUTH STREET, WHITSTABLE, CT5 3DR** 78 - 85

Proposed single-storey front and rear extension together with roof extension with 2no. dormer windows and associated alterations.

Recommendation: GRANT with conditions

Planning Officer: Alastair Curran

- 13 APPLICATION NO. CA//19/00494/FUL - 43 BEVERLEY ROAD, CANTERBURY, CT2 7EN** 86 - 94

Proposed single-storey rear extension together with dormer to rear and 2 no. rooflights to front.

Recommendation: GRANT with conditions

Planning Officer: Andrew Gambrill

- 14 APPLICATION NO. CA//18/02295/FUL - THE MANOR, PARK PLACE, HERNE, CT6 7LU** 95 - 104

Proposed single-storey side extension with dormers to front and rear, and single-storey rear extension together with detached single-storey ancillary accommodation.

Recommendation: GRANT with conditions

Planning Officer: Jessica Brown

- 15 APPLICATION NO. CA//19/00426/FUL - 11 CROMWELL ROAD, WHITSTABLE, CT5 1NW** 105 - 113

Proposed single-storey rear and side extension following demolition of single-storey rear extension.

Recommendation: GRANT with conditions

Planning Officer: Jessica Brown

- 16 APPLICATION NO. CA//19/00563/FUL - 43 BLEAN VIEW ROAD, HERNE BAY, CT6 7RA** 114 - 119

Proposed single-storey rear extension.

Recommendation: GRANT with conditions

Officer: Jessica Brown

- 17 PLANNING APPEALS - DECISIONS** 120 - 124

TO NOTE the decisions on planning appeals

- 18 ANY OTHER URGENT BUSINESS TO BE DEALT WITH IN PUBLIC**

- 19 ANY OTHER URGENT BUSINESS WHICH FALLS UNDER THE EXEMPT PROVISIONS OF THE LOCAL GOVERNMENT ACT 1972 OR THE FREEDOM OF INFORMATION ACT 2000 OR BOTH**

It will be necessary to pass a resolution to exclude the press and public for any urgent confidential business under this item.

## Criteria for public speakers

It is the usual practice of the Committee to allow any public speakers to be heard immediately before the consideration of the relevant application /item.

The number of speakers for each planning application is limited to

3 in favour, 3 against the proposal;

a representative of the Parish Council, Canterbury Heritage and Design Forum (previously known as the Canterbury Conservation Advisory Committee), Whitstable Society, or Herne Bay & District Residents Association in whose area the proposed development is situated, and that representative gives notice that he/ she would attend the Committee to support the representation;

a representative of an advisory / amenity group or resident association speaking for a proposal, and one against a proposal whose terms of reference have a direct interest in the proposal;

the Applicant or Agent but not both who shall also be afforded the opportunity to speak last.

No more than one person per household shall be entitled to speak, including persons wishing to speak on behalf of someone else, unless offering opposing views.

In circumstances where more than 3 persons wish to speak, those not selected, shall be provided with the names of ward councillors and the nominated speakers in order that they can seek to have their points raised.

All persons speaking shall be strictly limited to 3 minutes each.

There will be no speakers heard on any application where they are supporting the officer recommendation and no councillor wishes to speak against it.

All persons shall have a maximum of two opportunities to speak i.e. at two meetings of the Committee or at one Committee and one Member site visit.

If you wish you may circulate photographs to illustrate a point but written information or circulation of reports or letters will not be allowed.

All persons wishing to speak shall notify Democratic Services **no later than 12.30pm on the working day before the day of the meeting** (by email to [democracy@canterbury.gov.uk](mailto:democracy@canterbury.gov.uk) or by telephone 01227 862 009).

## Procedure at committee

All speakers shall be directed to a cordoned off area in the public gallery prior to the start of the meeting, and shall then be directed to the 'public speaking chair' at the appropriate time.

The chairman shall explain procedures and order of applications at the start of the meeting. All site visits shall be determined at the start of the meeting - with the exception of those which might be subsequently agreed during the meeting. Items recommended and agreed for deferral shall also be considered at this stage.