

CANTERBURY CITY COUNCIL

PLANNING COMMITTEE

**Minutes of a meeting held on Tuesday, 5th February, 2019
at 6.30 pm in The Guildhall, St Peter's Place, Canterbury**

Present: Councillor Samper (Chairman)
Councillor Clark
Councillor B Baker
Councillor Eden-Green
Councillor Glover
Councillor R Jones
Councillor H Taylor*
Councillor D Thomas
Councillor I Thomas
Councillor R Thomas
Councillor Warley
Councillor Waters

In attendance Councillor S Cook*
Councillor Walker*

Officers: Stevie Andrews - Planning Manager (Development Management)
Olly Ansell - Planning Officer
Joanna Dymowska - Senior Planning Officer
Andrew Gambrill - Planning Officer
Chris Pragnell* - Senior Planning Officer
Maria Short - Democratic Services Officer
Simon Thomas - Head of Planning
Cath Wallen - Senior Solicitor

(*present for part of the meeting)

661 **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Doyle.

662 **SUBSTITUTE COUNCILLORS**

There were no substitute Councillors.

663 **DECLARATION OF ANY INTERESTS BY COUNCILLORS OR OFFICERS**

The following declarations were made:

- Councillor Clark made a voluntary announcement that he was the Council's Area of Outstanding Natural Beauty (AONB) representative in relation to item 7 but had not discussed the application with the AONB group and would still be able to participate in the determination of item 7.
- Councillor Eden-Green made a voluntary announcement in relation to item 7 that he was a member of the RSPB and Kent Wildlife Trust. In relation to items 8, 10, 11 and 12, he also made a voluntary announcement that he was the Council's representative on SAMMS.
- Councillor R Thomas made a voluntary announcement in relation to item 7 that he was the Council's representative on the World Heritage UK. In relation to item 12, he confirmed that he had a Disclosable Pecuniary Interest and would leave the chamber for that item. He also made a voluntary announcement that he was a County Councillor but had not had any involvement in the applications where the County Council had commented.
- Councillor I Thomas made a voluntary announcement that he was a County Councillor and had recently been trained on planning but had not had any involvement in the applications where the County Council had commented. In relation to item 12, he confirmed that he had a Disclosable Pecuniary Interest and would leave the chamber for that item.
- Councillor Glover and H Taylor made a voluntary announcement in relation to item 8 that they were previously involved in the public consultations regarding the original Hoplands Farm application.
- Councillor Samper made a voluntary announcement on behalf of the Committee members that several pieces of correspondence had been received on various items on the agenda and had been circulated to the Council's Planning Solicitor.
- Some of the speakers were known to the Committee members.

664 **PUBLIC PARTICIPATION**

The public speakers for the meeting were heard immediately before the consideration of the relevant application below.

665 **MINUTES OF MEETING TUESDAY, 8 JANUARY 2019 PLANNING COMMITTEE**

The minutes of the above meeting were agreed as a true record and signed by the Chairman.

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

There were no requests by Councillors for site inspections or for the deferral of applications.

667 **LIST OF PLANNING APPLICATIONS AND PROPOSALS**

The Committee considered the planning applications received, the observations thereon of interested parties, the reports and recommendations of the Head of Planning and the comments at the meeting by the public speakers on the applications referred to below.

At the commencement of the consideration of the applications at the meeting the Committee received a presentation about the application (,which included the display of plans, drawings and photographs, as appropriate.)

Planning Application No. / Site / Page Nos.	Speakers
CA//18/01948/FOS - (Pages 13-71) Land at Highland Court Farm, Coldharbour Lane, Bekesbourne, CT4 5HN	<ol style="list-style-type: none"> 1. Ms Katie Miller - Kent Downs AONB Unit (Objector) 2. Parish Councillor Alan Atkinson - Bridge Parish Council (objector) 3. Ms Ingrid Chudleigh - Natural England (objector) 4. Mr Giles Hilton - Canterbury Rugby Club (supporter) 5. Mr Tim Clark - Canterbury City Football Club (supporter) 6. Ms Christine Sladden (Patricxbourne & Bekesbourne Parish Council) 7. Mr Mike Sole - Barham Downs Action Group (amenity group) 8. Mr Mark Quinn - Quinn Estates (agent) 9. Cllr Stuart Walker (Ward Councillor) 10. Cllr Simon Cook (adjacent Ward Councillor)
CA//17/02913/RES - (Pages 72-92) Hoplands Farm, Island Road, Westbere	<ol style="list-style-type: none"> 1. Dr. A. G. van den Broek (objector) 2. Mr Barrie Gore - CPRE Kent (objector) 3. Ms Katie Inglis - Icenis (agent)
CA//15/00844/OUT - (pages 93-97) Land at Herne Bay Golf Course, Thanet Way A2990, Herne, CT6 7PG	<ol style="list-style-type: none"> 1. Mr Graham Miles - Herne Bay Sports Trust (supporter) 2. Mr Huw Evans - Quinn Estates (agent)
CA//18/01906/FUL - (pages 98-111) Goose Farm, Shalloak Road, Broad Oak, Sturry, CT2 0QE	<ol style="list-style-type: none"> 1. Ms Heather Stennett (objector) 2. Mr Barrie Gore - CPRE Kent (objector) 3. Parish Councillor Ann Davies (Sturry Parish Council) 4. Mr Nick Rooke (agent)
CA//18/01280/OUT - (pages 112-128) Land at Ladesfield, Vulcan Close, Whitstable, CT5 4LZ	<ol style="list-style-type: none"> 1. Ms Michelle Coppard (objector) 2. Mr Matthew Garvey - DHA Planning (agent)
CA//18/01596/FUL - (pages 129-139) 6 St Annes Road, Whitstable, CT5 2DW	<ol style="list-style-type: none"> 1. Mr Jim Holgate (objector) 2. Mr Nigel Hargreaves (supporter) 3. Mr Simon Allen (supporter) 4. Mr Philip Allen (applicant)
CA//18/01858/FUL - (pages 140-151) Land to the rear of 173 and 175 Ashford Road, Thanington, CT1 3XR	<ol style="list-style-type: none"> 1. Mr Clive Flisher (objector)

	<ol style="list-style-type: none"> 2. Mr Ian McMillan (objector) 3. Parish Councillor Graham Page (Parish Council)
CA//18/02040/FUL - (pages 152-158) Port Farm Industrial Units, Island Road, Upstreet, Chislet, CT3 4DA	<ol style="list-style-type: none"> 1. Mr Adair Giuliano - Sterling Architecture (agent) 2. Cllr Ann Taylor (Ward Councillor)
CA//18/02100/FUL - (pages 159-166) Treasury Oast, The Street, Ickham, CT3 1QN	<ol style="list-style-type: none"> 1. Parish Councillor Dan Morse (Ickham Parish Council) 2. Ms Margaret Elderson - Four Villages' Conservation Society (objector) 3. Mr James Dixey (objector)
CA//18/01995/FUL - (pages 167-173) 7 Harcourt Drive, Herne Bay, CT6 8DJ	<ol style="list-style-type: none"> 1. Ms Tracy Fance (Objector)

667.1 Application No. CA//18/01948/FOS Land at Highland Court Farm, Coldharbour Lane, Bekesbourne, CT4 5HN

Hybrid planning application for mixed use development for leisure, commercial and tourism uses comprising:

- (1) A detailed planning application for a centre for sporting excellence (to include sports pitches, changing rooms, clubhouse and floodlights), business innovation centre, food and drinks hub and leisure hub; with access and associated highway works.
- (2) An outline planning application (with all matters reserved) for business uses, food and drinks hub, innovation centre, home farm centre, artisan offices, mixed use court and holiday homes; plus associated access, landscaping, parking and drainage infrastructure.

A proposal was put that planning permission be **refused** for the development described in the above application in accordance with the Officer's recommendation.

When put to a vote the proposal was AGREED by the Committee.

A record of the vote was taken as follows:-

For the proposal: Councillors B Baker, Clark, Eden-Green, Glover, R Jones, Samper, H Taylor, D Thomas, I Thomas, Warley and Waters (11)

Against the proposal: None

Abstained from voting: Councillor R Thomas (1)

667.2 Application No. CA//17/02913/RES Hoplands Farm, Island Road, Westbere

Application for approval of reserved matters relating to access, appearance, landscaping, layout and scale for the erection of 175 no. dwellings on Phases 1A and 1B pursuant to outline planning permission CA//16/00404/OUT.

A proposal was put that planning permission be **granted** for the development described in the above application subject to the appropriate safeguarding conditions.

When put to a vote the proposal was AGREED by the Committee.

A record of the vote was taken as follows:-

For the proposal: Councillors B Baker, Clark, Eden-Green, Glover, R Jones, Samper, D Thomas, I Thomas, R Thomas, Warley and Waters(11)

Against the proposal: Councillor H Taylor (1)

Abstained from voting: None

667.3 Application No. CA//15/00844/OUT Land at Herne Bay Golf Course, Thanet Way A2990, Herne, CT6 7PG

To vary the S106 legal agreement relating to application CA//15/00844/OUT.

A proposal was put that the Deed of Variation be **agreed** for the revised trigger points for the Herne Bay Golf Course development (CA//15/00844/OUT).

When put to a vote the proposal was AGREED by the Committee.

A record of the vote was taken as follows:-

For the proposal: Councillors B Baker, Clark, Eden-Green, Glover, R Jones, Samper, H Taylor, D Thomas, I Thomas, R Thomas, Warley and Waters (12)

Against the proposal: None

Abstained from voting: None

667.4 Application No. CA//18/01906/FUL Goose Farm, Shalloak Road, Broad Oak, Sturry, CT2 0QE

Proposed change of use of land from orchard to storage for seasonal workers' caravans and the provision of new access onto Shalloak Road.

Committee members requested an amendment to condition 12 to specify the farm operator's name. The change was agreed by the Committee and accepted when making its decision on the application.

A proposal was put that planning permission be **granted** for the development described in the above application subject to the appropriate safeguarding conditions.

When put to a vote the proposal was AGREED by the Committee.

A record of the vote was taken as follows:-

For the proposal: Councillors B Baker, Clark, R Jones, Samper, I Thomas, R Thomas and Waters (7)

Against the proposal: Councillor H Taylor (1)

Abstained from voting: Councillors Eden-Green, Glover, D Taylor and Warley (4)

667.5 Application No. CA//18/01280/OUT Land at Ladesfield, Vulcan Close, Whitstable, CT5 4LZ

Outline application for proposed 14 no. dwellings with all matters reserved except access.

A proposal was put that planning permission be **refused**. The proposal was put to a vote and it was LOST.

A record of the voting was taken as follows:-

For the proposal: Councillors B Baker, Clark, Glover, R Jones and Warley (5)

Against the proposal: Councillors Eden-Green, Samper, H Taylor, D Thomas, I Thomas, R Thomas and Waters (7)

Abstained from voting: None

A proposal was put that planning permission be **granted** for the development described in the above application subject to the appropriate safeguarding conditions.

It was also requested that Officers discuss with applicant the tree protection and landscaping arrangements.

When put to a vote the proposal was AGREED by the Committee.

A record of the vote was taken as follows:-

For the proposal: Councillors Eden-Green, Samper, H Taylor, D Thomas, I Thomas, R Thomas and Waters (7)

Against the proposal: Councillors B Baker, Clark, R Jones and Warley (4)

Abstained from voting: Councillor Glover (1)

667.6 Application No. CA//18/01596/FUL 6 St Annes Road, Whitstable, CT5 2DW

(Councillors I Thomas and R Thomas left the room for this item and Councillor H Taylor left the room for the remaining business of the meeting.)

Proposed 3 no. detached two-storey dwellings with accommodation in the roof space following demolition of existing dwelling.

A proposal was put that planning permission be **refused** for the development described in the above application in accordance with the Officer's recommendation.

When put to a vote the proposal was AGREED by the Committee.

A record of the vote was taken as follows:-

For the proposal: Councillors B Baker, Clark, Eden-Green, Glover, R Jones, Samper, D Thomas, Warley and Waters (9)

Against the proposal: None

Abstained from voting: None

Absent from consideration of the item: Councillors I Thomas and R Thomas (2)

(Councillors I Thomas and R Thomas then re-joined the meeting for the remaining business.)

667.7 Application No. CA//18/01858/FUL Land to the rear of 173 and 175 Ashford Road, Thanington, CT1 3XR

Proposed detached single-storey dwelling with accommodation in the roofspace.

A proposal was put that planning permission be **refused**. The proposal was put to a vote and it was LOST.

A record of the voting was taken as follows:-

For the proposal: Councillors B Baker, Eden-Green and Warley (3)

Against the proposal: Councillors Glover, R Jones, Samper, D Thomas, I Thomas, R Thomas and Waters (7)

Abstained from voting: Councillor Clark (1)

Committee members requested an amendment to condition 10 to requiring fencing to the eastern boundary. The change was agreed by the Committee and accepted when making its decision on the application.

A proposal was put that planning permission be **granted** for the development described in the above application subject to the appropriate safeguarding conditions.

When put to a vote the proposal was AGREED by the Committee.

A record of the vote was taken as follows:-

For the proposal: Councillors Clark, Glover, R Jones, Samper, D Thomas, I Thomas, R Thomas and Waters (8)

Against the proposal: Councillor B Baker, Eden-Green and Warley (3)

Abstained from voting: None

667.8 Application No. CA//18/02040/FUL Port Farm Industrial Units, Island Road, Upstreet, Chislet, CT3 4DA

Proposed detached single-storey industrial unit.

A proposal was put that the application be **deferred** for further information/clarification about the business that would be expected to occupy the proposed development.

When put to a vote the proposal to defer the planning permission was AGREED by the Committee.

A record of the vote was taken as follows:-

For the proposal: Councillors B Baker, Glover, R Jones, Samper, D Thomas, I Thomas, R Thomas, R Thomas, Warley and Waters (9)

Against the proposal: None

Abstained from voting: Councillors Clark and Eden -Green (2)

667.9 Application No. CA//18/02100/FUL Treasury Oast, The Street, Ickham, CT3 1QN

Proposed installation of 2 no. rooflights and replacement of 1 no. rooflight, installation of firstfloor external timber staircase to the rear, installation of bifold doors to side elevation and refurbishment of existing timber windows to include double glazed sealed units.

A proposal was put that planning permission be **granted** for the development described in the above application subject to the appropriate safeguarding conditions.

When put to a vote the proposal was AGREED by the Committee.

A record of the vote was taken as follows:-

For the proposal: Councillors Clark, Glover, R Jones, Samper, D Thomas, I Thomas, R Thomas, Warley and Waters (9)

Against the proposal: Councillors B Baker and Eden-Green (2)

Abstained from voting: None

667.10 Application No. CA//18/01995/FUL 7 Harcourt Drive, Herne Bay, CT6 8DJ

Proposed two-storey side extension together with 3 no. dormers, first floor balcony to front elevation and roof alterations to create additional accommodation in roof space following demolition of existing garage.

During the debate a proposal was put that planning permission be **refused** for the development described in the above application on the basis that the bulk, scale and massing of the development, particularly on the rear elevation would be harmful to the character and appearance of the area and would result in increased overlooking to the property to the rear, which would be harmful to the living conditions of the neighbour.

When put to a vote the proposal was AGREED by the Committee.

A record of the vote was taken as follows:-

For the proposal: Councillors Clark, Glover, R Jones, D Thomas, I Thomas, Warley and Waters(7)

Against the proposal: Councillors B Baker, Eden-Green, Samper and R Thomas (4)

Abstained from voting: None

668 **PLANNING APPEALS - DECISIONS**

The Committee received, for information, details of decisions of Planning Inspectors on planning appeals. The Head of Planning reported the decisions and they were noted by the Committee.

669 **ANY OTHER URGENT BUSINESS TO BE DEALT WITH IN PUBLIC**

There was no other urgent business to be dealt with in public.

670 **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**

There was no other urgent business which falls under the exempt provisions of the Local Government Act 1972 or the Freedom of Information Act 2000 or both.

There being no other business the meeting closed at 10.42 pm