

CANTERBURY CITY COUNCIL

PLANNING COMMITTEE

**Minutes of a meeting held on Tuesday, 30th April, 2019
at 6.30 pm in The Guildhall, St Peter's Place, Canterbury**

Present: Councillor Samper (Chairman)
Councillor Clark
Councillor Doyle
Councillor Eden-Green
Councillor R Jones
Councillor D Thomas
Councillor I Thomas
Councillor R Thomas
Councillor Waters
Councillor Walker (In place of Councillor Glover)
Councillor A Baker (In place of Councillor B Baker)

In attendance Councillor A Cook*
Councillor Howes*
Councillor Williams*

Officers: Stevie Andrews - Planning Manager (Development Management)
Oliver Ansell - Planning Officer
Jessica Brown - Planning Officer
Alastair Curran - Planning Officer
Joanna Dymowska - Principal Planning Officer
Suki C Montague - Senior Solicitor
Chris Pragnell* - Principal Planning Officer
Maria Short - Democratic Services Officer
Simon Thomas - Head of Planning

(*present for part of the meeting)

904 **APOLOGIES FOR ABSENCE**

Apologies were received from Councillors B Baker, Glover and Warley.

905 **SUBSTITUTE COUNCILLORS**

Councillor A Baker was present as substitute for Councillor B Baker.

Councillor Walker was present as substitute for Councillor Glover.

906 DECLARATION OF ANY INTERESTS BY COUNCILLORS OR OFFICERS

The following declarations were made:

- Councillor Clark made a voluntary announcement that he had a vehicle on order from the applicant of item 10 and would leave the chamber for that item.
- Councillor I Thomas made a voluntary announcement that he was a county councillor and that he had a financial interest in a plot of land near the site in item 7, however the application would not affect this interest or his ability to consider the application.
- Councillor Eden-Green made a voluntary announcement that he was the council's representative on the Strategic Access Management and Monitoring Strategy (SAMMS) in relation to the relevant items.
- Councillor R Thomas made a voluntary announcement that he was a county councillor and that although items 7 and 8 were council applications, he would keep an open mind when considering them.

907 PUBLIC PARTICIPATION

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

908 MINUTES OF MEETING TUESDAY, 2 APRIL 2019 PLANNING COMMITTEE

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

909 REQUESTS BY COUNCILLORS FOR SITE INSPECTIONS OR FOR THE DEFERRAL OF APPLICATIONS

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

910 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/19/00296/FUL (Pages 16 - 46) Beach Street Car Park, Beach Street, Herne Bay, CT6 5JQ	<ol style="list-style-type: none">1. Mr Mayler Colloton (Agent)2. Cllr Joe Howes (Ward Councillor)3. Cllr Andrew Cook (Ward Councillor)
CA/19/00116/FUL (Pages 47 - 60) Parham Student Village: 8-13 Albert Mews, 105 Sturry Road; 1-4 Riverdale House, Sturry Road; 1-3 Parham Close, Parham Road; 1-12 Becket Mews, Parham Close	No speakers registered

CA//18/02434/FUL (Pages 61 - 76) 2-2A Ethelbert Road, Canterbury, CT1 3NE	No speakers registered
CA//18/02543/FUL (Pages 77 - 93) Motorline, Broad Oak Road, Canterbury, CT2 7RB	1. Mr Glen Obee (applicant)
CA//19/00182/FUL (Pages 94 - 101) Hoath Farm, Bekesbourne Lane, Canterbury	<ol style="list-style-type: none"> 1. Mr Jonathan Watts (Supporter) 2. Mr Anthony Bird (Supporter) 3. Mr Edward Streeter (Supporter) 4. Ms Laura Young - Hoath Farm Residents Association (Residents Group in Support) 5. Mr Randall (Objector)TBC 6. Mr Graham Oates (Applicant) 7. Councillor Williams (Ward councillor)
CA//19/00188/FUL (Pages 102 - 111) 44-46 Bentley Avenue, Herne Bay, CT6 8EA	No speakers registered
CA//18/01460/FUL (Pages 112 - 127) Land East of Cockerling Road, Chartham, CT4 7PT	THIS APPLICATION HAS BEEN WITHDRAWN FROM THE AGENDA
CA//19/00179/FUL (Pages 128 - 136) High Rews, Canterbury Road, Herne Common, Herne, CT6 7LE	1. Mr Ian Wilcox (on behalf of the Applicant)
CA//18/02077/FUL (Pages 137 - 144) Yockletts Farm, Church Lane, Waltham, CT4 5QH	1. Mr James Ford (Agent)
CA//18/02040/FUL (Pages 145 - 152) Port Farm Industrial Units, Island Road, Upstreet, Chislet, CT3 4DA	No speakers registered
CA//19/00111/FUL (Pages 153 - 161) 36 Cherry Gardens, Herne Bay, CT6 5QZ	THIS APPLICATION HAS BEEN WITHDRAWN FROM THE AGENDA
CA//18/02559/FUL (Pages 162 - 170) 57 Nargate Street, Littlebourne, CT3 1UJ	No speakers registered
CA//18/02228/FUL (Pages 171 - 180) 36 Cornwallis Circle, Whitstable, CT5 1DU	<ol style="list-style-type: none"> 1. Ms Nikki Jeffries (Objector) 2. Mr Tim Leadley (Objector) 3. Mr Connor McCarron (Agent)

910.1 Application No. CA//19/00296/FUL - Beach Street Car Park, Beach Street, Herne Bay, CT6 5JQ

Proposed mixed-use development comprising a four-storey block of ground floor commercial space with 6no residential units above (plots 28-33); a three-storey block of 9no apartments (plots 19-27); a three-storey block of 10no apartments incorporating ground floor artists' studio spaces (plots 9-18); a two-storey block of 2no apartments (plots 7-8); and a terrace block of 6no three-storey town-houses (plots 1-6); together with associated parking, following demolition of commercial premises.

A proposal was put that planning permission be **granted** for the development described in the above application subject to a legal agreement and 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 A Baker, Clark, Doyle, Eden-Green, R Jones, Samper, D Thomas, I Thomas, R Thomas, Walker and Waters (11)

Against the proposal: None

Abstained from voting: None

910.2 Application No. CA//19/00116/FUL - Parham Student Village: 8-13 Albert Mews, 105 Sturry Road; 1-4 Riverdale House, Sturry Road; 1-3 Parham Close, Parham Road; 1-12 Becket Mews, Parham Close

Change of use from existing student accommodation at 8-13 Albert Mews, 105 Sturry Road, Canterbury to C3 residential dwellings; change of use from existing student accommodation at 1-4 Riverdale House, Sturry Road, Canterbury to C3 residential dwellings; change of use from existing student accommodation at 1-3 Parham Close, Parham Road, Canterbury to C3 residential dwellings with alterations to convert two end terrace properties into 2 no. one-bedroom and 2 no. two-bedroom flats including new and amended door openings; and change of use from existing student accommodation at 1-12 Beckett Mews, Parham Close to C3 residential dwellings.

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 A Baker, Clark, Doyle, R Jones, Samper, D Thomas, I Thomas, R Thomas, Walker and Waters (10)

Against the proposal: None

Abstained from voting: Councillor Eden-Green (1)

910.3 Application No. CA//18/02434/FUL - 2-2A Ethelbert Road, Canterbury, CT1 3NE

(Councillor Waters had left the room for part of this item)

Proposed part 3 and 4 storey building comprising 10 no. flats with associated parking and external works following demolition of properties.

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 A Baker, Clark, Doyle, Eden-Green, R Jones, Samper, D Thomas, I Thomas, R Thomas and Walker (10)

Against the proposal: None

Abstained from voting: None

Absent during consideration of the item: Councillor Waters (1)

(Councillor Waters then returned to the chamber for the remaining business)

910.4 Application No. CA//18/02543/FUL - Motorline, Broad Oak Road, Canterbury, CT2 7RB

(Councillor Clark left the room for this item)

Proposed two-storey car showroom with ancillary workshop and MOT area, detached valet building, associated external works, car parking and formation of new access from Broad Oak Road and Vauxhall Road.

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 A Baker, Doyle, Eden-Green, R Jones, Samper, D Thomas, I Thomas, R Thomas, Walker and Waters (10)

Against the proposal: None

Abstained from voting: None

Absent during consideration of the item: Councillor Clark (1)

(Councillor Clark then returned to the chamber for the remaining business)

910.5 Application No. CA//19/00182/FUL - Hoath Farm, Bekesbourne Lane, Canterbury

Proposed 2 no. detached single-storey dwellings with accommodation in the roofspace together with associated parking & landscaping following demolition of existing buildings.

The Head of Planning advised the Committee that the buildings currently on the application site were unlawful and were the subject of an enforcement notice which required their removal. An appeal had been lodged against the enforcement notice which was dismissed by the Planning Inspectorate. The Inspector's decision was then challenged in the High Court, Court of Appeal and Supreme Court and at each stage, the Courts held that the Inspector's decision was lawful.

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 A Baker, Clark, Doyle, Eden-Green, R Jones, Samper, D Thomas, I Thomas and Waters (9)

Against the proposal: Councillor R Thomas (1)

Abstained from voting: Councillor Walker (1)

910.6 Application No. CA//19/00188/FUL - 44-46 Bentley Avenue, Herne Bay, CT6 8EA

Proposed 2 no. two-storey semi-detached dwellings following demolition of existing dwelling.

It was confirmed that there was an error on page 105 of the agenda in that the application was not called in by Councillor Williams but rather the application is being reported to the Committee on the basis of the number of representations opposing the officer's recommendation.

A proposal was put that planning permission be **granted** for the development described in the above application subject to the appropriate safeguarding conditions and a s106 agreement securing financial contributions towards SAMMS.

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 A Baker, Clark, Doyle, Eden-Green, R Jones, Samper, D Thomas, I Thomas, R Thomas, Walker and Waters (11)

Against the proposal: None

Abstained from voting: None

910.7 Application No. CA//18/01460/FUL - Land East of Cockering Road, Chartham, CT4 7PT

The Chairman confirmed that this application had been withdrawn from the agenda and was not considered by the Committee.

910.8 Application No. CA//19/00179/FUL - High Rews, Canterbury Road, Herne Common, Herne, CT6 7LE

(Councillor Walker left the room for this item)

Proposed two-storey detached dwelling and two-storey detached garage.

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 A Baker, Doyle, Eden-Green, R Jones, Samper, D Thomas, I Thomas, R Thomas and Waters (9)

Against the proposal: None

Abstained from voting: Councillor Clark (1)

Absent during consideration of the item: Councillor Walker (1)

(Councillor Walker then returned to the chamber for the remaining business)

910.9 Application No. CA//18/02077/FUL - Yocketts Farm, Church Lane, Waltham, CT4 5QH

Proposed two-storey oast for holiday let.

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 A Baker, Clark, Doyle, Eden-Green, R Jones, D Thomas and Waters (7)

Against the proposal: Councillors I Thomas, R Thomas and Walker (3)

Abstained from voting: Councillor Samper (1)

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

Proposed detached single-storey industrial unit for B1 use.

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 A Baker, Clark, Doyle, Eden-Green, R Jones, Samper, D Thomas, I Thomas, R Thomas, Walker and Waters (11)

Against the proposal: None

Abstained from voting: None

910.11 Application No. CA//19/00111/FUL - 36 Cherry Gardens, Herne Bay, CT6 5QZ

The Chairman confirmed that the application had been withdrawn from the agenda and was not considered by the Committee.

910.12 Application No. CA//18/02559/FUL - 57 Nargate Street, Littlebourne, CT3 1UJ

(The applicant for this item was Principal Planning Officer Chris Pragnell, who left the chamber prior to the consideration of the item)

Proposed replacement garage.

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 A Baker, Clark, Doyle, Eden-Green, R Jones, Samper, D Thomas, I Thomas, R Thomas, Walker and Waters (11)

Against the proposal: None

Abstained from voting: None

910.13 Application No. CA//18/02228/FUL - 36 Cornwallis Circle, Whitstable, CT5 1DU

Proposed single-storey rear extension and dormer to rear elevation.

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 A Baker, Clark, Doyle, Eden-Green, R Jones, Samper, D Thomas, I Thomas, R Thomas, Walker and Waters (11)

Against the proposal: None

Abstained from voting: None

911 **PLANNING APPEALS - DECISIONS**

The Committee received, for information, details of decisions of Planning Inspectors on planning appeals. The Planning Manager (Development Management) reported the decisions and they were noted by the Committee.

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

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

913 **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 fell 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 8.10 pm