

CANTERBURY CITY COUNCIL

DEVELOPMENT CONTROL (SITE VISITS) PANEL

**Minutes of a meeting of the DEVELOPMENT CONTROL (SITE VISITS) PANEL
held on Thursday, 7th May, 2009
at 8.30 am in the Meeting Room 1, Council Offices**

Present: Councillor Thomas (Chairman)
Councillor Eden-Green, Councillor McCabe, Councillor Samper
(In place of Councillor Patterson) and Councillor Vickers (In place
of Councillor Berridge)

Officers in attendance:

Ludek Majer	- Development Control Manager
*Bob Britnell	- Principal Planning Officer
*Clive Bowley	- Principal Conservation Officer
Graham Finch	- Senior Democratic Services Officer (Executive & Council)
*Ruth Tittensor	- Planning Officer
*James Wraight	- Kent County Council Highway Services Officer

*for part of the meeting

1 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Berridge and Patterson.

2 **MEMBERS' INTERESTS**

There were no declarations of interest at the meeting.

3 **ADJOURNMENT OF MEETING**

RESOLVED – That, as it is impracticable to hold a meeting within the requirements of the Local Government (Access to Information) Act 1972 at the sites of the applications referred to below, the meeting be adjourned for the purpose of giving Members an opportunity of carrying out an informal inspection of the sites and that the meeting be resumed at the Council Offices, Military Road, Canterbury, after completion of such inspections.

(The meeting adjourned and reconvened accordingly).

Councillors Samper and Thomas joined the meeting at the site inspection for Beauregard, Sweechbridge Road, Herne Bay. Councillor Thomas then took the Chair for the site inspections and the remainder of the meeting.

4 **MINUTES**

The minutes of the meeting of the Panel held on 16 April 2009 were agreed as a true record and signed by the Chairman.

5 **PLANNING APPLICATIONS DEFERRED FROM THE LAST MEETING OF THE DEVELOPMENT CONTROL COMMITTEE FOR CONSIDERATION BY THE PANEL**

5.1 **Application No. CA/08/01148/HBA - Beauregard, Sweechbridge Road, Herne Bay CT6 6TB - Demolition of existing dwelling and erection of a block of 8 flats with associated parking (Revised scheme)**

The Planning Officer outlined the development the subject of the above application.

The Chairman allowed the following persons to speak on the application during the site inspection –

Mrs Sellick (objector)
Mrs Faulner (objector)
Mr A Hume (Agent)
Councillor A Taylor (a Ward Member)
Councillor Reuby (a Ward Member)

Members of the Panel viewed the site of the application. They also viewed the site from the adjoining property, Clovelly, Sweechbridge Road, Herne Bay. The Members asked questions about various aspects of the development. The Planning Officer provided further clarification on the points involved,

RECOMMENDED –

That the Head of Development Services be and is hereby authorised pursuant to Section 101 of the Local Government Act 1972 to **grant** planning permission for the development described in the above application subject to:

- (i) The applicant entering into a legal undertaking with regard to development contributions.
- (ii) The applicant providing adequate information regarding the drainage of the site either by soakaways or if soakaways prove to be inadequate, introducing underground storage with a controlled release.
- (iii) The imposition of conditions relating to external materials, joinery and construction of windows and doors, including dormer windows, provision and retention of parking and other conditions recommended by Kent Highway Services, provision of a communal television aerial system, landscaping (in particular boundary treatment) and provision of bin and cycle storage to be implemented prior to the occupation of the flats, and such other conditions as the Head of Development Services may consider appropriate.

(Voting figures: 4 in favour, none against and 1 abstention).

5.2 **Application No. CA/09/00180/FUL - 9 The Friars and 1 King Street, Canterbury CT1 2AR - Change of use of 9 The Friars from retail (Class A1 use) to residential and internal and external alterations to 9 The Friars and 1 King Street**

The Principal Planning Officer outlined the development the subject of the above application.

The Principal Conservation Officer commented on issues regarding the application.

Members of the Panel went inside the property to see the proposed development. They also went inside the adjoining property, at 8 The Friars, to assess the impact of the proposed development on that property.

The Chairman allowed Madeleine Jeffries, an objector, to speak on the application during the site inspection.

RECOMMENDED -

That planning permission be **granted** for the development described in the above application, subject to conditions relating to standard time limit, matching materials, joinery details, submission of party-wall construction details and sound-proofing measures before the use is commenced, details of vents and other outlets, and any other conditions considered to be appropriate by the Head of Development Services.

(Voting figures: 5 in favour; none against)

There being no other business the meeting closed at 10.35 am