

Minutes of a meeting of the **PLANNING & ENVIRONMENT COMMITTEE**
held on Monday 29th April 2024 at 6.00pm.

Present: Councillors A. Duncan, A. May, K. Rye and Councillor M. Beach.

In attendance:
Planning Clerk Mrs Diane Cavey

0 members of the public present.

107. STATEMENT FROM THE CHAIR OF THE PLANNING COMMITTEE

As the Chair of the Planning Committee, I would like to make a statement for the benefit of all Councillors present at this meeting and for members of the public.

The applications before you and indeed any applications in the future must be considered on Planning merits only. It is essential that Councillors adhere to this principle and ensure that their decisions are based on the papers before you and any information provided to you during this meeting.

I must stress this is not a forum to discuss any ancillary issues relating to the planning application or indeed any other matters. Councillors must not bring up or discuss any matters not included on the agenda issued to them.

108. APOLOGIES FOR ABSENCE

Councillor S. Piper – Holiday
Councillor P. Harston – Family commitment

109. ABSENT

Councillor D. Chapman
Councillor K. Manahan

110. DECLARATIONS OF INTEREST

Councillors agreed to declare interests as and when they arose.

111. QUESTIONS FROM THE PUBLIC

No members of the public present.

112. MINUTES

a) The minutes of the Planning meeting held on the 4th March 2024 were signed by the Chairman as a true record.

Proposed by Cllr A. May and seconded by Cllr K. Rye

For: 4

Unanimous

b) The minutes of the Planning meeting held on the 25th March 2024 were signed by the Chairman as a true record.

Proposed by Cllr M. Beach and seconded by Cllr A. May

For: 3

Abstain: 1 (Councillor K. Rye)

113. **PLANNING APPLICATIONS**a) **24/0332/FH 11 BEACHMONT CLOSE GREATSTONE KENT**

Proposal: Single storey extension.

Councillor A. May said I have been to see this house and they are building over the garage and using it as living accommodation.

Councillor A. Duncan commented the extension site does not look that large.

Councillor A. May commented the extension is the length of the house.

Councillor A. Duncan commented the extension is also in the playroom and I don't have any objections to the proposal.

RESOLVED: To support the proposal for application 24/0332/FH

Proposed by Cllr A. Duncan and seconded by Cllr K. Rye

Voting in support of the proposal

For: 4

Unanimous

b) **24/0127/FH 46 LEONARD ROAD GREATSTONE KENT**

Proposal: Two storey rear extension.

Councillor A. Duncan commented this is a bungalow and they are looking at a Two storey rear extension.

Councillor A. May said I have also looked at this bungalow and the extension is not near the neighbouring property.

Councillor M. Beach commented the extension is at the back.

Councillor K. Rye said the extension is not intrusive.

Councillor A. May commented the extension is in the garden and I agree not intrusive.

RESOLVED: To support the proposal for application 24/0127/FH

Proposed by Cllr K. Rye and seconded by Cllr T. May

Voting in support of the proposal

For: 4

Unanimous

c) **24/0438/FH 7 MANOR ROAD LYDD KENT**

Proposal: Retrospective change of use from one dwelling to two dwellings.

Councillor A. Duncan commented the property is in two 7 and 7a. The main building is being split into two dwellings.

Councillor A. May commented he did look at the property but they don't seem to be connected.

RESOLVED: To support the proposal for application 24/0438/FH

Proposed by Cllr A. Duncan and seconded by Cllr K. Rye

Voting in support of the proposal

For: 3

Abstain: 1 (Councillor A. May)

d) **24/0242/FH EAST VIEW DUNGENESS ROAD DUNGENESS KENT**

Proposal: Replacement of existing dwelling and associated landscaping works.

Councillor A. Duncan commented the shed and glass house had already been knocked down to use the footprint.

Councillor A. May commented the concrete base is partially there.

Councillor A. Duncan commented there are only three cottages left from the original architect which were built around the 1920's. Each cottage was built in a square

with a chimney in the middle. The report sounds as if the building is falling down. The residents next door have removed any asbestos and re-clad the cottage in keeping with the area.

Councillor A. May commented he had looked at the property and it was not falling down.

Councillor K. Rye commented it is on SSI land and there is a lot of protective issues and there should be no net loss of coastal shingle and put back vegetation when opportunities exist.

Councillor A. Duncan commented if they keep the original building and restore but still add to the back as the cottages are very small. The building debris in the area is from the outbuildings, but if you look through the window you can still see the original fireplace.

Councillor M. Beach commented the buildings are dated but could be restored.

Councillor A. Duncan commented the cottage had been empty for a very long time.

Councillor A. May said they could rebuild the inside.

Councillor A. Duncan commented yes restore. Remove the cladding and install a new roof.

Councillor A. May commented the building should not be pulled down but restored.

Councillor M. Beach said yes you are right the building should be retained and refurbished as it is of historic interest.

Councillor A. Duncan said no objection to a sympathetic extension as the cottages are small.

Councillor A. May said I propose we object the proposal.

Councillor A. Duncan said we object to the proposal looking at policy

BE4 –

East View contributes to the character of the area – when viewed from Dungeness Road and to retain, refurbish and update the existing building.

BE6 –

Harms the character of groups of existing buildings

RESOLVED: Object to the proposal for application 24/0242/FH

Proposed by Cllr A. May and seconded by Cllr K. Rye

Voting to object to the proposal

For: 4

Unanimous

- e) **24/0549/FH/PA DUNGENESS B POWER STATION DUNGENESS ROAD KENT**
Proposal: Demolition works under the Town and Country Planning (general Permitted Development) (England) (Order 2015 (as amended) Schedule 2, Part 11, Class B. Works include demolition and removal of a store building.

Councillor A. May commented I go to the meetings and they go over all the details. They are the experts so we need to trust their decisions.

RESOLVED: To support the proposal for application 24/0549/FH/PA

Proposed by Cllr A. Duncan and seconded by Cllr K. Rye

Voting in support of the proposal

For: 4

Unanimous

114. ADDITIONAL PLANNING APPLICATION**a) 24/0503/FH 6 BEACHMONT CLOSE GREATSTONE KENT**

Proposal: Proposed two storey side extension for attached annexe, replacing attached garage.

Councillor A. Duncan commented there have not been objections from the neighbours.

Councillor A. May commented they are going on top of what is already there.

Councillor M. Beach commented the side windows are obscured.

RESOLVED: To support the proposal for application 24/0503/FH

Proposed by Cllr A. Duncan and seconded by Cllr A. May

Voting in support of the proposal

For: 4

Unanimous

115. CONSULTATION

Kent County Council is consulting on revisions to its guidance and validation requirements for planning applications determined by the County Council. This includes changes to its Local validation list. Validation is an early and key part of the planning application process and determines whether an application is accepted by the planning authority for determination. Planning authorities are required to have validation documents in place to streamline the planning application process by providing guidance to potential applicants on the necessary information to accompany planning applications. In addition to nationally set requirements, planning authorities can agree its own local list of further information requirements to reflect the particular local circumstances and planning policy requirements operating in their area. In preparing the list of information requirements, the National Planning Policy Framework (NPPF) (2023) makes it clear that planning authorities should only request supporting information that is relevant, necessary and material to the application. The revised documents have been prepared in accordance with planning policy and guidance, the experience from existing casework and common issues and matters raised during the planning process. Two new documents are proposed – one for County Council Community Development (Regulation 3 Development) and a second setting out the requirements for County Matter Development which covers both mineral and waste management development.

RESOLVED: Councillors received and noted

The meeting closed at 7.15pm

Chairman_____

Date_____