

**APPENDIX 1***Planning Committee**18 July 2019*

A Member asked what would happen if the care home changed to different care facilities, whether more parking would be required at a later stage, and why the BREAAAM was 'Good', and not higher. The Major Projects Officer explained that the application was not tied to this Applicant in the Reserved Matters stage of the application. He explained that the BREAAAM rating was a legacy of the 2017 application, under a previous Local Plan, requiring good, rather than very good.

A Member asked whether reinforced grass/tarmac areas could be utilised to aid additional parking opportunities. The Major Projects Officer explained that there were trees on the site preventing this unless Members were prepared to reduce the level of landscape planting. Parking need was in competition with the need for visual appearance and improving bio-diversity.

The Chairman moved the officer recommendation to approve the application and this was seconded by the Vice-Chairman.

Members debated the application and raised points which included:

- The care home was too big for the site;
- needed to get design and parking sorted out now;
- BREAAAM 'Good' standard was not enough;
- the massing of the building was wrong;
- the parking was adequate;
- residents in this type of care home wanted tranquillity, with gardens, not a car park to look at; and
- 25 spaces was not enough.

The Major Projects Officer re-iterated that the 60-bed outline planning permission had already been agreed.

***Resolved: That application 19/501160/REM be approved subject to conditions as set out in the tabled paper.***

<b>2.11 REFERENCE NO - 19/501789/FULL</b>		
<b>APPLICATION PROPOSAL</b>		
Erection of a pair of semi detached houses with associated driveways and parking.		
<b>ADDRESS</b> Land East Of 11 Southsea Avenue Minster-on-sea Kent ME12 2JX		
<b>WARD</b> Minster Cliffs	<b>PARISH/TOWN COUNCIL</b> Minster-On-Sea	<b>APPLICANT</b> Mr Batten <b>AGENT</b> Prime Folio

The Area Planning Officer reported that the recommendation on page 107 of the report should also include the receipt of SAMMS payments. He explained that the adjoining site was the subject of an application for in excess of 70 dwellings and this had included a habitat appraisal. The Area Planning Officer sought delegation to approve the application subject to the submission of an ecological appraisal of the site, to any further information as requested by KCC Ecology and to no objection being raised by them to the application.

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Mr Prasanna Willatgamuwa, an objector, spoke against the application.

The Chairman invited Members to ask questions.

In response to a question, the Area Planning Officer explained that the application could be deferred until receipt of the ecological survey.

Councillor Cameron Beart moved a motion for a site visit. This was seconded by Councillor Tony Winckless.

There was some discussion on the usefulness of a site visit, and that they were often poorly attended by Members.

Councillor Beart withdrew his proposal for a site visit.

Councillor Tim Valentine moved the following motion: That the application be deferred until an ecological survey had been carried out. This was seconded by Councillor Cameron Beart.

On being put to the vote the motion to defer the application was agreed.

***Resolved: That application 19/501789/FULL be deferred until an ecological survey had been carried out.***

**PART 3**

Applications for which **REFUSAL** is recommended

<b>3.1 REFERENCE NO - 19/501570/FULL</b>		
<b>APPLICATION PROPOSAL</b> Erection of rear extension (Retrospective) (Resubmission of 18/500629/FULL)		
<b>ADDRESS</b> 156 Scarborough Drive Private Street Minster-on-sea Sheerness Kent ME12 2LS		
<b>WARD</b> Minster Cliffs	<b>PARISH/TOWN COUNCIL</b> Minster-On-Sea	<b>APPLICANT</b> Mr K Davies <b>AGENT</b> Ks Architectural Services

Jeanette Reay, an objector, spoke against the application.

Mr Davis, the Applicant, spoke in support of the application.

The Chairman invited Members to ask questions.

In response to a question, the Area Planning Officer advised that there was a permission to convert the garage to the property.

A Member asked if a temporary permission could be issued. The Area Planning Officer advised that this was rare for a permanent development. However, he