

Minutes of the meeting of the **PLANNING COMMITTEE** held at the Council Offices, Whitfield on Thursday, 30 May 2013 at 6.01 pm.

Present:

Chairman: Councillor F J W Scales

Councillors: J S Back
T A Bond
B W Butcher
J A Cronk
M R Eddy (In place of P M Wallace)
P J Hawkins
K E Morris
S R Nicholas (In place of R S Walkden)
R J Thompson (In place of B Gardner)

Officers: Head of Regeneration and Development
Principal Planner
Principal Solicitor
KCC Highways Officer
Team Leader – Democratic Support
Democratic Support Officer

The following persons were also present and spoke in connection with the application:

<u>Application No</u>	<u>For</u>	<u>Against</u>
DOV/13/0056	Liz Shutler Douglas Tutton	Pat Sherratt

31 APOLOGIES

It was noted that apologies for absence had been received from Councillors B Gardner, R S Walkden and P M Wallace.

32 APPOINTMENT OF SUBSTITUTE MEMBERS

It was noted that, in accordance with Council Procedure Rule 4, Councillors R J Thompson, S R Nicholas and M R Eddy had been appointed as substitutes for Councillors B Gardner, R S Walkden and P M Wallace respectively.

33 DECLARATIONS OF INTEREST

There were no declarations of interest received from Members.

34 ANNOUNCEMENT

The Chairman advised the Committee that Agenda Item No 5 had been withdrawn from the agenda.

APPLICATION NO DOV/13/0056 - ERECTION OF TWO STOREY BUILDING TO ACCOMMODATE NEW HOSPITAL, CONVERSION OF PHYSIOTHERAPY UNIT TO AN ESTATES FACILITY AND ENERGY CENTRE, CONSTRUCTION OF VEHICULAR ACCESS AND 160 SPACE CAR PARK AND ASSOCIATED LANDSCAPING (EXISTING BUILDINGS TO BE DEMOLISHED) (AMENDED DETAILS) - BUCKLAND HOSPITAL, COOMBE VALLEY ROAD, DOVER

The Committee viewed photographs of the site. The Principal Planner advised that the application related to the Buckland Hospital site that lay to the south of Coombe Valley Road, with the development location to be in the north east part of the site. The proposed building would be sited on the existing car park and would be two storeys and the existing physiotherapy wing to the existing hospital would be converted to an energy centre which would serve the hospital. The Committee was advised that prior notification of demolition to some of the buildings at the site had been received and these buildings were currently being demolished to make way for the building.

Since submission, amended details had been received to reduce the number of car parking spaces from 160 to 155 to accommodate additional motorcycle parking. Further amendments to the plans had been made to reduce the overall height of the building to reduce over shadowing of neighbouring properties. The majority of the existing trees would be retained.

The Principal Planner advised that the consultation period still had a further day to run and it was suggested that, should Members be minded to grant the application, the recommendations would need to be amended so that in the event that any new material considerations were received the application would be referred back to the Committee.

The Committee was informed that KCC Highways had withdrawn their objection as it was felt that the concerns on which it had been based had now been addressed. However, Dover Town Council and the Dover Society had continued to express concerns over the adequacy of the traffic survey and the limited parking in the vicinity.

Members considered the issue of traffic and parking in the area and were particularly mindful of the impact of traffic at peak times and whether there was sufficient staff parking to mitigate the risk of increased staff on-street parking in the surrounding area. The inclusion of a travel plan and an additional bus stop and layby was welcomed and it was hoped that an improved bus service would contribute towards mitigating traffic concerns.

In response to concerns raised by Members over traffic, the Principal Planner reassured the Committee that a proposed condition required that no development could take place until the travel plan had been received and approved by the Council in keeping with the recommendation.

- RESOLVED: (a) That Application No DOV/13/0056 be APPROVED, subject to:
- (i) Transport, Highways and Parking matters – in accordance with requirements identified by KCC Highways to ensure traffic, transport and parking impacts are sufficiently mitigated, the submission of a Travel Plan, the provision of a

bus stop , shelter and layby and to make the most of sustainable transport initiatives;

- (ii) Materials samples and details – to ensure a satisfactory appearance and finish to the building;
- (iii) No further development to be carried out to alter or extend the building unless planning permission is first obtained – this will prevent alteration to the building which might have a deleterious effect on amenities of neighbouring residents;
- (iv) Landscaping and surface treatments and finishes, including boundary treatments – to ensure the development makes the most of existing tree cover, and contributes towards a qualitative form of development to the street scene and surrounding area;
- (v) No encroachment onto or into the embankment to the south of the site and its safeguarding – for biodiversity and visual amenity purposes;
- (vi) Details of bat and bird boxes and native tree planting and their management – to ensure provision is made for wildlife protection and provide for bio-diversity opportunities;
- (vii) Drainage and SUDs details – to take into account the areas of concern raised by the Environment Agency and Environmental Health Officer, to protect water sources and ensure capacity;
- (viii) Site Management details – to ensure the construction and operation of the site does not result in harmful effects on the environment and neighbouring residential occupants;
- (ix) Pollution mitigation measures – to ensure no harm to human health or the environment is generated by the construction of or use of the hospital;
- (x) Construction illumination hours limited only to hours of construction – to safeguard neighbouring residential amenity;
- (xi) Archaeology conditions – to safeguard the potential for discoveries of archaeological importance;

- (xii) Safeguarding the ancillary A1 uses within the hospital building for that specific purpose – so that the needs of the hospital community are met and additional retail related activity is controlled.
- (b) Powers be delegated to the Head of Regeneration and Development Management to settle any necessary planning conditions in accordance with the issues set out in the report. If any new material matters arise during the outstanding consultation period then it be reported back to committee.
- (c) Informatives: KCC Highways, Environment Agency, SWA, Affinity Water, Natural England.

The meeting ended at 7.10 pm.

FOR INFORMATION:

Upon the conclusion of the meeting, Members remained to hold an informal discussion on the issue of travel plans in respect of both the Buckland Hospital application and in general throughout the district. It was the consensus of opinion that it would be helpful if the Dover Joint Transportation Board were to consider the infrastructural impact of travel plans arising from developments, including Buckland Hospital, on the surrounding areas and the way in which travel plans were monitored.