

## CANTERBURY CITY COUNCIL

### PLANNING COMMITTEE

**Minutes of a meeting held on Tuesday, 11th November, 2025  
at 7.00 pm in The Guildhall, St Peter's Place, Canterbury**

**Present:** Councillor Pat Edwards (Chair)  
Councillor Dan Smith  
Councillor Keith Bothwell  
Councillor Dane Buckman  
Councillor Michael Dixey  
Councillor Beth Forrester  
Councillor Robert Jones  
Councillor Harry McKenzie  
Councillor Peter Old  
Councillor Paul Prentice  
Councillor Naomi Smith  
Councillor David Thomas

#### **In attendance**

**Officers:** Stevie Andrews - Planning Manager  
Simon Thomas - Head of Planning and Health  
Cath Wallen - Principal Solicitor  
Jon Hughes - Democratic Services Officer

(\*present for part of the meeting)

#### **377 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Ian Stockley.

#### **378 SUBSTITUTE COUNCILLORS**

Councillor Liz Harvey was present as a substitute for Councillor Stockley.

#### **379 DECLARATION OF ANY INTERESTS BY COUNCILLORS OR OFFICERS**

The following generic statement was read out on behalf of all committee members:

All or some councillors may have received correspondence from or spoken with applicants, agents, supporters or objectors and some of the public speakers may also be known to members of the committee due to their work as councillors. Neither circumstance prevents councillors from participating in the meeting.

However, any councillor who considers that they do not have an open mind, in respect of any item on the agenda, should not participate in the meeting when the relevant item is to be discussed.

Councillor McKenzie stated that he had spoken in favour, in principle, at previous meetings on the Hoplands Farm developments but remained open minded on the specific applications being considered.

**380 PUBLIC PARTICIPATION**

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

**381 MINUTES OF THE PLANNING COMMITTEE MEETING OF 14 OCTOBER 2025**

Councillor Edwards noted that under minute number 330 the trees were to be located at 4 metres from the boundary rather than 2, and the hedges were to be 2 metres away rather than 1. In addition, Councillor Dan Smith suggested the sentence implied the hedges in question only bordered the Manor Close boundary, which was not accurate as it related to the entire site, so it needed restructuring to avoid any ambiguity.

The minutes of the above meeting, including the required amendment, were agreed as a true record and signed by the Chair.

**382 LIST OF 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 from the public speakers on the applications referred to below. At the commencement of the consideration of the applications, the Committee received a presentation about each application, which included a display of plans, drawings and photographs.

Planning Application No. / Site / Page Nos.	Speakers
<b>Item 6 (pages 12-16)</b> <b>Application No. CA/24/01903/FUL</b> North of Bullockstone Road / Canterbury Road Roundabout, Sth of Thanet Way, HB	1. Adam Roake - Applicant/agent
<b>Item 7 (pages 17-44)</b> <b>Application No. CA/24/01430/OUT</b> Hoplands Farm, Island Road, Hersden	1. Ben Geering - Applicant/agent
<b>Item 8 (pages 45-62)</b> <b>Application No. CA/22/01648/FUL</b> Hoplands Farm, Island Road, Hersden	1. Ben Geering - Applicant/agent

**383 APPLICATION NO. CA/24/01903/FUL NORTH OF BULLOCKSTONE ROAD / CANTERBURY ROAD ROUNDABOUT, STH OF THANET WAY, HB**

16 two-storey and three-storey dwellings together with green space and associated works including new access and drainage

Recommendation: Authorisation be given to the Head of Planning to grant planning permission subject to the suitable safeguarding conditions set out in the report at

Annex 1 and the completion of a Section 106 legal agreement to secure the financial contributions set out in this report

A proposal was put that planning permission be GRANTED for the development described in the above application.

When put to a vote, the proposal was AGREED.

A record of the vote was as follows:

For the proposal (13): Councillors Bothwell, Buckman, Dixey, Edwards, Harvey, Forrester, Jones, McKenzie, Old, Prentice, Dan Smith, Naomi Smith and Thomas

Against (0): none

Abstained (0): none

384 **APPLICATION NO. CA/24/01430/OUT HOPLANDS FARM, ISLAND ROAD, HERSDEN**

Outline application for up to 50 dwellings with associated parking and infrastructure; with all matters reserved except access.

Recommendation: That authority be given to the Head of Planning & Health to grant planning permission, subject to the completion of a legal agreement securing the obligations set out in this report and safeguarding conditions

A proposal was put that planning permission be GRANTED for the development described in the above application, with an amendment to condition 5 to include the provision of an equipped play space 0.035 hectares in area within the development and an informative recommending that this play area is centrally located and overlooked.

When put to a vote, the proposal was AGREED.

A record of the vote was as follows:

For the proposal (12): Councillors Bothwell, Buckman, Dixey, Edwards, Harvey, Forrester, Jones, McKenzie, Old, Prentice, Naomi Smith and Thomas

Against (0): none

Abstained (1): Councillor Dan Smith

385 **APPLICATION NO. CA/22/01648/FUL HOPLANDS FARM, ISLAND ROAD, HERSDEN**

Erection of foodstore with 9 residential apartments above

Recommendation: That authority be given to the Head of Planning & Health to grant planning permission, subject to the completion of a legal agreement securing the obligations set out in this report and safeguarding conditions

A proposal was put that planning permission be GRANTED for the development described in the above application with:

- An amendment to condition 15 to include the submission of a security and surveillance for approval, including CCTV coverage of public and communal areas, visibility levels in external areas and access control measures for communal and residential entrances (along with their maintenance and monitoring).
- The addition of a condition that 'No development shall commence until an odour assessment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

When put to a vote, the proposal was AGREED.

A record of the vote was as follows:

For the proposal (11): Councillors Buckman, Dixey, Edwards, Harvey, Forrester, Jones, McKenzie, Old, Prentice, Naomi Smith and Thomas

Against (0): none

Abstained (2): Councillors Bothwell and Dan Smith

### 386 **PLANNING APPEALS - DECISIONS**

The planning appeals report was noted by general assent.

### 387 **ANY OTHER URGENT BUSINESS TO BE DEALT WITH IN PUBLIC**

There was no business under this item.

### 388 **EXCLUSION OF THE PRESS AND PUBLIC**

It was proposed, seconded and when put to a vote by general assent RESOLVED that under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting during consideration of the following items of business on the grounds that there would be disclosure of exempt information as defined in Part 1 of Schedule 12A of the Act or the Freedom of Information Act or both.

### 389 **EXEMPT INFORMATION - LAND AT THE HILL, BEKESBOURNE LANE, EAST OF BEKESBOURNE HILL, BEKESBOURNE, CANTERBURY, CT4 5EA CONFIDENTIAL REPORT UPDATE**

The report included an update regarding the appeal against the previous decision on the above application. The Committee discussed the report and sought clarification from the Head of Planning where necessary.

Following legal advice, councillors carefully reconsidered the justification and the evidence on which they based their reasons for refusal of the application. A proposal was put that the Council does not continue to defend the reasons for refusal at the inquiry and this was seconded When put to a vote, the proposal was AGREED.

A record of the vote was as follows:

For the proposal (8): Councillors Buckman, Dixey, Edwards, Forrester, McKenzie, Old, Prentice and Naomi Smith

Against (1): Councillor Dan Smith

Abstained (4): Councillors Bothwell, Harvey, Jones and Thomas

390 **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 business under this item.

There being no other business the meeting closed at 9.30 pm