CANTERBURY CITY COUNCIL

PLANNING COMMITTEE

Minutes of a meeting held on Tuesday, 13th October, 2026 at 7.00 pm in The Guildhall, St Peter's Place, Canterbury

Present:

Councillor Dane Buckman
Councillor Keith Bothwell
Councillor Michael Dixey
Councillor Harry McKenzie
Councillor Keji Moses
Councillor Dan Smith*
Councillor Ian Stockley
Councillor David Thomas

In attendance

Officers:	Simon Thomas	-	Head of Planning and Health
	Cath Wallen	-	Principal Solicitor
	Charlotte Meynell	-	Principal Planning Officer (Development Management)
	Isobel Goodchild	-	Planning Officer
	Stephanie Williamson	-	Democratic Services Officer
	Andrea James	-	Democratic Services Officer*

(*present for part of the meeting)

338 **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Pat Edwards

339 **SUBSTITUTE COUNCILLORS**

Councillor Tom Mellish was present as a substitute for Councillor Pat Edwards

340 **ELECTION OF A CHAIR FOR 2026/27**

It was proposed, seconded and
RESOLVED
That Councillor Dane Buckman be elected chair for the municipal year 26/27.
A record of the vote was taken as follows:

For the proposal (8): Councillors Mckenzie, Mellish, Moses, Buckman, Smith, Stockley, Thomas, Bothwell
Against the proposal (0): None
Abstained from voting (1): Councillor Dixey

341 **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 declared an interest in Application No. CA/25/02094/FUL as the proposed development was located adjacent to his employer. Councillor McKenzie advised that he had no financial interest in the application but considered that he was predetermined and therefore left the meeting during consideration of the item.

Councillor Stockley declared that he had received correspondence in relation to Application No. CA/26/00117/FUL. He confirmed that he was not predetermined and remained in the meeting, taking part in the debate and vote.

Councillor Dan Thomas declared that he was a Ward Member for the area relating to Application No. CA/25/02094/FUL. He confirmed that he was not predetermined and remained in the meeting, taking part in the debate and vote.

342 **PUBLIC PARTICIPATION**

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

343 **MINUTES OF THE PLANNING COMMITTEE MEETING OF 15TH SEPTEMBER 2026**

The minutes of the above meeting were agreed as a true record.

344 **APPLICATION NO. CA/25/02094/FUL SHELFORD FARM ESTATE, BROAD OAK ROAD, CANTERBURY, KENT**

Proposed data centre building and compound, engineering operations, fencing, parking and associated works

Recommendation: Grant, subject to safeguarding conditions

A proposal was put that planning permission be GRANTED as described in the above application, with an amendment to condition 15 as follows:

15. Prior to any works above slab level, a Biodiversity Enhancement Plan (BEP) and Landscape Plan shall be submitted to and approved in writing by the local planning authority. The Plan shall include full details of the biodiversity enhancements to be implemented on-site. The Plan shall be based on the details contained in the Preliminary Ecological Appraisal (EBS, November 2025) and shall include:

The creation of native trees and hedgerows along the northern boundary of the site, which shall also act as a visual screen to the development.

Provision of (2) suitably placed bat and/or bird boxes, with the exact locations, make and model and height from ground level shown on scaled plans suitable for construction. In the case of building mounted boxes, scaled elevation plans shall be provided. Boxes for breeding birds shall be targeted at S41 priority species and/or red/amber listed species as listed within the latest British Trust for Ornithology Birds of Conservation Concern report. Boxes shall be building integrated and/or constructed of woodcrete to ensure durability.

The Plan shall be implemented in accordance with the approved details, and all features shall be retained in that manner thereafter. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species,

REASON: To protect and enhance biodiversity in accordance with policies LB9 and LB10 of the Canterbury District Local Plan 2017 and paragraphs 187 and 193 of the National Planning Policy Framework 2024 and in the interests of the visual amenities of the area in accordance with policies DBE3 and LB10 of the Canterbury District Local Plan 2017.

And the addition of a condition to require the applicant to prepare a report on the effect the development will have on the stability of the site. In determining whether the land is stable and any impacts on the land around the site the survey will need to include consideration of geology and hydrology

When put to a vote the proposal was AGREED

A record of the vote was taken as follows:
For the proposal (4): Councillors Dixey, Mellish, Buckman, Smith
Against the proposal (1): Councillor Moses
Abstained from voting (3): Councillors Bothwell, Stockley, Thomas

345 **APPLICATION NO. CA/23/00788/FUL 59-61 STURRY ROAD, CANTERBURY, KENT, CT1 1DR**

Erection of student accommodation complex with communal facilities, amenity areas and associated parking, access and landscaping works, following the demolition of the existing structures.

Recommendation: Authority to be given to the Head of Planning to Grant, subject to legal agreement and safeguarding conditions.

Councillor Ian Stockley made a voluntary declaration that he is employed by Legal Lettings and Student Lettings in Canterbury. The Principal Solicitor, Cath Wallen, advised that, as Councillor Stockley is not personally benefiting from the application, his employment alone does not constitute a disclosable interest. He was therefore able to remain in the meeting and take part in the consideration of the application.

When put to a vote, the proposal FELL.

A record of the vote was taken as follows:
For the proposal (1): Councillor Dixey
Against the proposal (6): Councillors Bothwell, Mellish, Moses, McKenzie, Stockley, Thomas,

Abstained from voting (2): Councillors Buckman, Smith

The committee proposed and seconded to **REFUSE** the application for the following reasons:

The development, due to its scale and massing, would have an unacceptable visually overbearing impact on the street scene, which, in the immediate vicinity of the site is characterised by terraces of mainly two storey terraced properties constructed in traditional brick. Furthermore, the scale of the development is such that the development does not leave adequate onsite open space provision for the occupiers of the proposed development and as such is harmful to the living conditions of the potential future occupiers of the development. The development is therefore contrary to the National Planning Policy Framework policy S4 as the benefits of delivering the proposed student accommodation does not substantially outweigh the adverse effects of the development when considered against policy DP3 of the Framework. Policy DP3 says that development proposals should be refused if, without clear justification, they conflict with paragraph 1 of the policy, which says that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.

When put to a vote the proposal was AGREED.

A record of the vote was taken as follows:
For the proposal (6): Councillors Mellish, Moses, McKenzie Stockley, Thomas, Bothwell
Against the proposal (3): Councillors Dixey Buckman, Smith
Abstained from voting (0): None

NB No decision will be issued until such time that the Secretary of State for Housing, Communities and Local Government has been consulted, for a period of 21 days. Depending upon the outcome of the consultation the application will either be: refused in accordance with the resolution of the planning committee; or the matter referred to the planning committee by way of an update on any alternative next steps

346 **APPLICATION NO. CA/23/02056/FUL FORMER CAR PARK AT STATION ROAD WEST, CANTERBURY**

Four storey detached building for 56 retirement apartments together with communal facilities, access.

Recommendation: Grant, subject to safeguarding conditions
A proposal was put that planning permission be GRANTED as described in the above application, with addition of the following condition:

At the time of development, the eastern boundary of the site, adjacent to the public right of way, shall be treated with railings or a slatted fence with at a height no greater than 1.5metres for its entire length, the details of which shall first be submitted to and approved by the Local Planning Authority

Reason: to preserve the open aspect of the footpath for the benefit of the users of the footpath in the interest of local amenity and safety in accordance with the Local Plan polices and National Planning Policy Framework

When put to a vote the proposal was AGREED

A record of the vote was taken as follows:
For the proposal (8): Councillors Dixey, McKenzie, Mellish, Moses, Buckman, Stockley, Thomas, Bothwell
Against the proposal (0): None
Abstained from voting (1): Councillor Smith

347 **APPLICATION NO. CA/23/00811/FUL THE SKIP FIELD, LAND ADJACENT TO THE PADDOCKS, OLD LONDON ROAD, UPPER HARBLEDOWN, CANTERBURY, CT2 9AY**

Erection of 2 two-storey detached dwellings

Recommendation: Refuse

The committee considered that the development, which is a limited infill between dwellings on previously land, complies with S5 of the National Planning Policy Framework. Furthermore, the site is adequately served by local buses, and the proposed development would result in a visual improvement of the site with the removal of the existing skip business, on this basis it was proposed that the Head of Planning be authorised to GRANT planning permission subject to conditions agreed with the applicant and in consultation with the Chair of Planning Committee.

When put to a vote the proposal it was AGREED

A record of the vote was taken as follows:
For the proposal (7): Councillors Dixey, Mckenzie, Mellish, Moses, Stockley, Thomas, Bothwell
Against the proposal (1): Councillor Smith
Abstained from voting (1): Councillor Buckman

348 **APPLICATION NO. CA/26/00117/FUL TABLE TABLE, THE BOULEVARD, HB**

[Councillor Dan Smith left the meeting at 10:45PM and therefore did not take part in the debate or vote on this item]

In accordance with the Committee Procedures, members agreed by general assent to extend the meeting for a further 30 minutes beyond 11.00 pm to enable the remaining business to be considered.

Installation of new and replacement plant to first floor flat roof following demolition of existing single storey rear extension

Recommendation: Grant, subject to safeguarding conditions

When put to a vote the proposal was AGREED

A record of the vote was taken as follows:
For the proposal (6): Councillors Dixey, Mckenzie, Mellish, Moses, Buckman, Bothwell
Against the proposal (2): Councillors Stockley, Thomas

Abstained from voting (0): None

349 **APPLICATION NO. CA/26/01300/FUL LINKSFIELD, INVICTA ROAD, WHITSTABLE**

Porch to South West Elevation

Recommendation: Grant, subject to safeguarding conditions

When put to a vote the proposal was AGREED.

A record of the vote was taken as follows:
For the proposal (9): Councillors Dixey, Edwards, Mellish, Moses, Buckman, Smith, Stockley, Thomas Bothwell
Against the proposal (0): None
Abstained from voting (0): None

350 **PLANNING APPEALS - DECISIONS**

The item was noted by general assent.

351 **ANY OTHER URGENT BUSINESS TO BE DEALT WITH IN PUBLIC**

There was no business under this item.

352 **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 11.08 pm