

Meeting: **Planning and Licensing Committee**
Date: **24 March 2020**
Time: **7.00 pm**
Place: **Council Chamber - Civic Centre, Folkestone**

To: **All members of the Planning and Licensing Committee**

The committee will consider the matters, listed below, at the date, time and place shown above. The meeting will be open to the press and public.

Members of the committee, who wish to have information on any matter arising on the agenda, which is not fully covered in these papers, are requested to give notice, prior to the meeting, to the Chairman or appropriate officer.

This meeting will be webcast live to the council's website at <https://folkestone-hythe.public-i.tv/core/portal/home>.

Although unlikely, no guarantee can be made that Members of the public in attendance will not appear in the webcast footage. It is therefore recommended that anyone with an objection to being filmed does not enter the council chamber.

1. **Apologies for Absence**
2. **Declarations of Interest (Pages 5 - 6)**

Members of the committee should declare any interests which fall under the following categories:

- a) disclosable pecuniary interests (DPI);
- b) other significant interests (OSI);

Queries about the agenda? Need a different format?

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Email: committee@folkestone-hythe.gov.uk or download from our
website
www.folkestone-hythe.gov.uk

c) voluntary announcements of other interests.

3. Minutes (Pages 7 - 10)

To consider and approve, as a correct record, the minutes of the meeting held on 14 January 2020.

4. Minutes of the Licensing Sub-Committee (Pages 11 - 16)

To receive and note the minutes of the Licensing Sub-Committee meetings held on 27 January, 17 February and 11 March 2020.

5. Y16/1017/SH - Coast Drive Car Park, Coast Drive, Greatstone, Kent (Pages 17 - 46)

A hybrid application encompassing; 1) Outline application for the erection of 20 residential units within Zone A with matters of layout, scale, appearance and landscaping reserved for later consideration 2) Full application of Zone B for the re-provision of a public car park, residential parking for the 20 units and landscaping areas.

6. Y19/0553/FH - Recreation Ground, Station Road, New Romney (Pages 47 - 74)

Erection of a two storey community hall and sports pavilion following the demolition of the Maude Pavilion. Refurbishment of the existing nursery building including a new recreational play area and the erection of 34 dwellings with associated landscaping, parking and access in the south west of the recreation ground.

7. Y19/0080/FH - Shepway Lympne Hill Lympne Hythe Kent CT21 4NX (Pages 75 - 92)

This application seeks planning permission for the erection of a two-storey detached dwelling with basement within the grounds of another property, known as 'Shepway'. The site is located outside of any established settlement boundary within the open countryside and is also within a designated Special Landscape Area and within the Kent Downs Area of Outstanding Natural Beauty. Given that the dwelling would be set away from local amenities, without easy access to sustainable transport modes, the site is considered to be unsuitable and an unsustainable location for a new dwelling as future occupiers would be reliant on private motor vehicle use to carry out day to day activities. In addition, the erection of a two-storey dwelling in this location would result in the erosion of the rural character of the area, detracting from the tranquil beauty of the wider Special Landscape Area and Kent Downs Area of Outstanding Natural Beauty. There are no public benefits to the application that would outweigh these concerns and on balance it is considered that the scheme would be unacceptable with regard to local and national planning policy. The application is therefore recommended for refusal.

8. **Y19/1213/FH - 32 Harcourt Road Folkestone Kent CT19 4AE (Pages 93 - 102)**

Planning permission is sought for the erection of a single-storey rear extension and a pitched roof over the existing front garage projection. The proposal is considered acceptable with regard to all relevant material planning considerations, including design and appearance, residential amenity and highways issues. The development complies with all current development plan policies and the application is recommended for approval on this basis.

9. **Y19/1377/FH - 10 Vicarage Road, Sandgate, Kent, CT20 3AA. (Pages 103 - 114)**

The application seeks retrospective planning permission for the erection of a suspended car parking area which projects outwards from the hillside, along with some proposed amendments to the design. Its scale, design, and appearance is considered to be harmful to the character of the area, the character and appearance of the Sandgate conservation area and the designated Area of Special Character, and contrary to local and national planning policy. The application is therefore recommended for refusal.

10. **Y19/0890/FH - 9 Naildown Road, Hythe, Kent, CT21 5SY (Pages 115 - 124)**

This report considers whether planning permission should be granted for the increase in length (approximately 980mm) and changes to the design (layout of steps and increase in length of supporting framework) of the elevated decking area to the rear of the host property. Elevated decking was approved in July 2014 under planning reference Y14/0651/SH. The report recommends that planning permission should be granted with conditions as it considered that the amenities of the neighbours to the rear would not be significantly compromised over and above the impact that would have resulted from the original consent.

11. **Y19/1235/FH (Planning Application) & Y19/1236/FH (Listed Building Consent) - 30 Sandgate High Street, Sandgate, Kent, CT20 3AP (Pages 125 - 136)**

Retrospective application for replacement timber first floor front window to match approved adjoining replacement windows together with listed building consent for the same works.

12. **Y19/1370/FH - Beach Chalet 1 - 79 Marine Walk, Folkestone, Kent (Pages 137 - 162)**

This application seeks planning permission for the renovation of 35 existing beach huts and the demolition of 44 huts and installation of 80 new wooden chalets on the promenade below the Lower Leas Coastal

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Park. The site is within the built up area boundary of Folkestone and within the Bayle & Leas Conservation area. The renovation works and replacement beach huts are considered to be of a suitable design for the sensitive location, are not considered to give rise to any additional amenity or highway issues and concerns regarding incidences of crime can be addressed by conditions to protect future users of the huts.

The report therefore recommends that planning permission be granted subject to conditions.