

PLANNING AND LICENSING COMMITTEE

28 February 2017

SUPPLEMENTARY INFORMATION TO SCHEDULE OF APPLICATIONS

1. Y16/1093/SH
(Page)

WHARFDALE STATION ROAD HYTHE KENT

Demolition of house and erection of terrace of 4 houses with detached car ports at rear.

Mike Simmonds, applicants agent, to speak on application

2. Y16/0623/SH
(Page)

LITTLE DENSOLE FARM CANTERBURY ROAD
DENSOLE KENT

Siting of 12 holiday lodges, and erection of a reception building and a store building, together with formation of a fishing lake, a car park area, tennis courts, a children's play area, and a putting green, to create a tourism site.

Mr Joseph Wright, local resident, to speak in favour of application

Cllr Godfrey, ward member, to speak on application

Mr Jonathan Moore Lambe, applicants agent, to speak on application

5. Y16/1228/SH
(Page)

SEAPOINT FILLING STATION SEABROOK ROAD HYTHE
KENT

Erection of extension of existing shop including addition of an extra storey for offices and storage

Mr D Evans, local resident, to speak against application

Mr Trevor Bond, applicants agent, to speak on application

6. Y16/0450/SH
(Page)

WELLINGTON SUNNYSIDE ROAD SANDGATE
FOLKESTONE

Erection of a detached house

Nicholas Lawn, applicants agent to speak on application

THE SCHEDULE WILL RESUME IN THE FOLLOWING ORDER:

3. Y16/0355/SH
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LAND ADJACENT 49 ADIE ROAD GREATSTONE KENT

Erection of 14 dwellings with associated hard surfacing and amenity space.

**4. Y16/1393/SH
(Page)**

**RADNOR PARK, RADNOR PARK ROAD, FOLKESTONE,
KENT**

Formation of new play area including erection of new play equipment, surfacing and landscaping

**8. Y16/1221/SH
(Page)**

LAND REAR 2 WILLOP CLOSE DYMCHURCH KENT

Erection of 2 two storey dwellings and associated parking.

**1. Y16/1093/SH
(Page)**

WHARFDALE STATION ROAD HYTHE KENT

**Demolition of house and erection of terrace of 4 houses
with detached car ports at rear.**

A further neighbour representation has been received following consultation on the revised package of details.

Objection to the proposal on the following ground:

- There is a covenant on the land which needs removal or amendment to allow for the development;
- The Ecology documents relate additionally to other development not within the current application.

Officers would advise that a granting of planning permission does not negate any civil constraints there may be on the site, such as covenants, but civil constraints are not material under planning policy and legislation and would not warrant the refusal of a planning permission.

In respect to the Ecology document that document has been reviewed in the light of the current proposal only and no other works that may be outlined in that document.

**4. Y16/1393/SH
(Page)**

**RADNOR PARK, RADNOR PARK ROAD, FOLKESTONE,
KENT**

**Formation of new play area including erection of new
play equipment, surfacing and landscaping**

KCC Archaeology have reviewed the application and advised that no specific archaeological measures are required in response to the proposals.

It was noted that the scheme includes the refurbishment of the existing fountain as part of the park's formal entrance space. On the basis of KCC Archaeology's consultation response, a method statement for the fountain restoration works will be

required via planning condition to be submitted to and approved by the Local Planning Authority.

**5. Y16/1228/SH
(Page)**

**SEAPOINT FILLING STATION, SEABROOK ROAD,
HYTHE KENT**

**Erection of extension of existing shop including addition
of an extra storey for offices and storage**

The applicant has confirmed the staff numbers as:

- Existing staff - 4 full time staff and 3 part time staff
- Proposed staff - 7 full time and 3 part time staff.

Additional staff positions created as a result of the proposed is 3 full time jobs.

Two additional representations have been received from members of the public additionally raising:

- The employment figures on the application of form appear to be incorrect;
- The site falls within Flood Zone 3 on the Environment Agency maps and is liable to flood;
- An expansion of the filling station services will have a detrimental effect to the seafront.

**6. Y16/0635/SH
(Page)**

**LAND ADJOINING ORCHARD COTTAGE THE STREET
POSTLING KENT**

Construction of a detached dwellinghouse and garage.

Application has been withdrawn

**7. Y16/0450/SH
(Page)**

**WELLINGTON SUNNYSIDE ROAD SANDGATE
FOLKESTONE**

Erection of a detached house

Following a site visit the Council's Arboriculture Manager has visited the site and has supplied the following additional comments :

I would like clarification on in respect of this application

- Why does the tree at the top of the driveway need to be removed? What is the justification for this?
- There appears to have been a lot of un-consented tree work undertaken on site with the majority of trees severely pollarded/ reduced. This needs to be investigated.
- Why is there no formal pre-development tree survey to BS5837:2012 submitted to support this application? The current 'tree survey' document does not address any of the issues required under the BS.

I would appreciate it if these points could be addressed before determination of this application

It should be noted that a pre-development Tree Survey has been submitted with the application but it is not following the requirements of the British Standard 5837:2012 'Trees in relation to construction'.

The comments of the Arboriculture Manager have been forwarded to the applicant, via his agent, to respond.