

PLANNING AND LICENSING COMMITTEE

30th May 2017

SUPPLEMENTARY INFORMATION TO SCHEDULE OF APPLICATIONS

**1. Y14/0850/SH AIRPORT CAFE ASHFORD ROAD SELLINDGE KENT
(Page 9)**

Retrospective application for a change of use to lorry park incorporating extension of existing parking area; and retention of two mobile units for toilet and shower facilities.

Ms Suzy Clark, local resident, to speak against application
Mr Alistair Scott, applicants agent, to speak on application

**2. Y17/0231/SH MEMORIAL GARDEN ADJACENT BREWERY TAP
(Page 47)**

Erection of a visitor centre with internal and external congregational areas for a temporary period until February 2018.

Adrian Lockwood, applicant, to speak on application

**3. Y16/0866/SH REDLYNCH HOUSE 19 HILLCREST ROAD HYTHE KENT
(Page 55)**

Demolition of existing building (former residential home) and erection of 9 new apartments with associated car parking and amenity areas.

Sophie Pettifer or Michael Young, local resident, to speak against application
Geoff Miles, local resident, to speak in favour of application
Cllr Dearden, ward member, to speak on application

**4. Y17/0150/SH 33 NEWLANDS ST MARYS BAY ROMNEY MARSH KENT
(Page 71)**

Erection of a pair of semi-detached houses with off street parking for both properties and the existing property no.33 Newlands.

Margaret Buckley, local resident, to speak against the application
Matt Whitby, applicants agent, to speak on application

**6. Y17/0130/SH 7 BELLE VUE COOPERS LANE SELLINDGE ASHFORD
(Page 103)**

Change of use for the keeping of horses (two) together with the erection of new stables, tack room, haystore, hardstanding and alterations to access gates.

Mr Bob Edden, applicants agent, to speak on application

THE SCHEDULE WILL RESUME IN THE FOLLOWING ORDER:

**5. Y15/1210/SH
(Page 89)**

**PADDOCK VIEW ASHFORD ROAD BRENZETT ROMNEY
MARSH**

Application for the proposed construction of a utility block and bin store and retrospectively for the installation of a stable block, including tack and storage rooms, hardstanding to the front of the stable block; dog kennels and pen, aviary, store and shed.

**7. Y17/0240/SH
(Page 111)**

2 BODENHAM ROAD FOLKESTONE KENT CT20 2NU

Alterations to front elevation to include first floor extension following removal of existing dormer window, together with the erection of a first floor rear extension over existing flat-roofed addition.

**1. Y14/0850/SH AIRPORT CAFE ASHFORD ROAD SELLINDGE KENT
(Page 9)**

The recommended conditions are amended as follows:

1. The development hereby approved will cease by December 2018.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

9. Within 2 months of the date of this decision HGV electrical connection points shall be installed for each of the lorry parking spaces and the electrical connection points shall be retained in a functioning condition at all times. No refrigerated vehicles and trailers within the park shall operate or run refrigerated units unless connected to the electrical points.

Reason: In the interest of the residential amenities of local occupiers, to control noise pollution and to allow HGV refrigerated lorries to operate refrigeration units in accordance with policy SD1 of the Shepway District Local Plan Review.

10. All engines shall be switched off while the lorries are parked

Reason: In the interest of the residential amenities of local occupiers and to control noise pollution in accordance with policy SD1 of the Shepway District Local Plan Review.

13. No more than 15 lorries shall be parked within the site the subject of this application at any one time and lorries shall only be parked in marked bays.

Reason: In order to ensure adequate room for manoeuvring of lorries in the interests of highway safety.

16. Details of measures to ensure lorries turn left out the site shall be submitted to the local planning authority for approval within 1 month of the date of this decision notice and the approved measures shall be installed within 1 month of them being approved by the Local Planning Authority.

Reason: In order to direct lorries away from Sellindge village in the interests of the amenities of local residents

**2. Y17/0231/SH MEMORIAL GARDEN ADJACENT BREWERY TAP
(Page 47)**

A letter has been received 25/05/17 from the University for the Creative Arts at Canterbury (UCA). Summary of comments:

The site is currently used by students at the UCA to support the development of temporary outdoor artworks. The garden/exhibition space was developed as a temporary space designed by architecture students at the UCA to tidy-up the remains of the beer garden left over from the pub use. Reference to the memorial garden is slightly misleading as it is not used in memorial, but as an extension of the teaching/exhibition space within the Brewery Tap building. The garden was to be removed after the 2017 Triennial.

**5. Y15/1210/SH PADDOCK VIEW ASHFORD ROAD BRENZETT ROMNEY
(Page 89) MARSH**

An additional representation has been received from Brenzett Parish Council raising the following matters :

- The possibility of a dog breeding business at the site.
- The fencing at the entrance to Poplar Farm/Paddock view obscures vision of vehicles exiting the site from vehicles on the public highway;
- A question is raised where the animal waste and bedding is being disposed.

In respect to the kennels the applicant has confirmed that the dogs are either kept for security purposes or are pets that sleep in the kennels outside and no businesses are run from the site.

The fencing at the site entrance is existing and lawful and the proposal is not increasing the use of the access. As such this is not a matter for consideration under this application.

In respect to animal waste and bedding, conditions are suggested by officers related to 'no burning of waste and bedding on the site' and 'no storage of such in the

southern part of the site'. Subject to compliance with the suggested conditions where waste and bedding is being disposed of is not a planning matter.

The Parish council does also suggest the use of a condition related to additional caravans on the site but additional caravans do not form part of the current proposal as they would be lawful in the southern part of the site subject to being occupied by gypsies.

Additional Information

In respect to the removal of the extended hardsurface. The applicant's agent has updated officers in this respect as follows :

"[The applicant] confirmed that they haven't been able to re-grass the areas required as yet due to financial problems, but was in agreement that it needed to be done...[the applicant advised] they would be away for two weeks during June, and so we agreed it would be foolhardy to lay new turf if someone wouldn't be there to water it everyday as it could dry up and die quite easily in dry weather. [The applicant] agreed they would commence work during July and have it completed by 31st July at the absolute latest."