

PLANNING AND LICENSING COMMITTEE

31 October 2017

SUPPLEMENTARY INFORMATION TO SCHEDULE OF APPLICATIONS

1. Y17/0754/SH
(Page 13)

H S JACKSON & SON LTD LYMBRIDGE GREEN
STOWTING COMMON ASHFORD

Erection of new B2 metal fabrication/powder coat plant building, two storey extension to existing offices and extension to existing storage building with associated areas of hardstanding and yard, external storage, groundworks, fencing and landscaping.

Mr George Grant, local resident, to speak against application
Mr Richard Stafford, on behalf of Stowting Parish Meeting, to speak against application
Mr Peter Jackson, applicant, to speak on application

2. Y16/0400/SH
(Page 69)

LAND ADJOINING 88 MEEHAN ROAD GREATSTONE
KENT

Erection of 13 no. Dwellings (including 4 no. Affordable Dwellings) with associated gardens, parking, and access.

Mr Peter White, local resident, to speak against application

3. Y17/0886/SH
(Page 105)

LAND ADJOINING 3 MILLFIELD FOLKESTONE KENT

Section 73 application to vary condition 2 (approved plans) of planning permission Y15/1164/SH (Erection of a terrace of 3 x three-storey town houses) for a change in position of the building and a change to the eave detail to Plot C.

Mr Lloyd James, local resident, to speak against application

4. Y17/0398/SH
(Page 113)

STEPS CLIFF ROAD HYTHE KENT

Erection of a dwelling with access and two off-street parking spaces.

Mr Ewen Macaulay, local resident, to speak against application
Mr Paul Kopik, applicant, to speak on application

THE SCHEDULE WILL RESUME IN THE FOLLOWING ORDER:

5. Y17/0888/SH
(Page 123)

LAND ADJOINING CHURCH AND DWIGHT CAESARS
WAY FOLKESTONE KENT

Erection of 49 industrial units (4562 sqm) and 2 office blocks (1240 sqm), together with the construction of the industrial estate road and parking and turning areas and landscaping throughout the site being details pursuant to outline planning permission Y13/0024/SH (details relating to appearance, layout, scale and landscaping).

**1. Y17/0754/SH
(Page 13)**

**H S JACKSON & SON LTD LYMBRIDGE GREEN
STOWING COMMON ASHFORD**

Delete conditions 15, 17 and 25 and substitute a single condition as follows:

“No working or activities, including but not exclusively production, processes and stores operations, loading and unloading, stacking, vehicle movements and yard working, shall take place within Area B, as shown on drawing 16.134.10 rev P2, both inside and outside of building K, outside of the hours of 0700 to 2100 hours Mondays to Saturdays, excluding public holidays, and the only activity permitted to take place on a Sunday is the loading of the applicant’s own vehicles between the hours of 0800 and 1300 hours. There shall be no working or activities within Area B at all on bank holidays or public holidays.

Reason: To protect existing local residential amenities and the character of the countryside and Kent Downs AONB from night-time illumination and the spread of late night commercial activity.”

This amendment is proposed to allow for clarity in control of activities given the large variety of activities, and differing times of those activities, that are to take place in connection with the works. The application form only sought control of the operations within the new building in Area B but there are many external activities also that would take place for which no control of hours was sought. Further to this, the 3 suggested conditions as originally drafted do not capture the applicant’s empty vehicles returning through the night – which would also involve activity and lighting in the extension area.

As such it seems prudent to have a single control of the whole extension area, within which the applicant can adequately function, so it is clear that outside of the single set of times there just should be no activity.

Please note that none of the suggested time restrictions in relation to outside working have been put before the public as no restricted times were applied for in the application. It is noted however that the Parish Meeting have made representation that they are in favour of a single set of hours of between 7am and 8pm across the whole site.

**3. Y17/0886/SH
(Page 105)**

LAND ADJOINING 3 MILLFIELD FOLKESTONE KENT

The agent states there is nothing to the side of 3 Millfield other than guttering that requires maintenance. The previously approved application would have been an

insufficient width to facilitate safe access under the Health and Safety at Work Act. The reduced separation gap would not be detrimental to the street scene of Millfield.

4. Y17/0398/SH STEPS CLIFF ROAD HYTHE KENT (Page 113)

- Amended Tree Report submitted clarifying the removal of T2 (Common ash) and retention of T17 (Hazel) and T18 (Elder) as there were inconsistencies between the previous Tree Report and submitted plans.
- Cross section of the site received 25/10/17.
- Shepway's Arboricultural Managers comments sought and to be reported verbally at committee.

Three additional representations have been received objecting to the proposals which includes a representation on behalf of the residents of Naildown Close, received on 23/10/17, stating the following:

- The revised drawings with the new parking layout/access are welcomed however, there is considered to be a danger to highway safety, inadequate parking and access and therefore the new proposed plans are rejected.
- Access via Naildown Close will not only exasperate the current situation but also set a precedent for other properties from Cliff Road to gain access via Naildown Close (all are currently inaccessible from Naildown Close and serviced via small private service road from Cliff Road).
- Not against development but suggest that access for the proposed dwelling is via Cliff Road to the side of Steps (which would be better in terms of street view and visual impact).
- Extreme loss of amenity for the entire close.
- Garden grabbing by the verge being swallowed up from the new entrance (neighbours plant flowers all long this verge).
- The loss of mature trees and wildlife.

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