



# Agenda

Meeting: **Planning and Licensing Committee**  
Date: **20 March 2018**  
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.

## 10. **Public Speakers**

\*Explanations as to different levels of interest

(a) A member with a disclosable pecuniary interest (DPI) must declare the nature as well as the existence of any such interest and the agenda item(s) to which it relates must be stated. A member who declares a DPI in relation to any item must leave the meeting for that item (unless a relevant dispensation has been granted).

(b) A member with an other significant interest (OSI) under the local code of conduct relating to items on this agenda must declare the nature as well as the existence of any such interest and the agenda item(s) to which it relates must be stated. A member who declares an OSI in relation to any item will need to remove him/herself to the public gallery before the debate and not vote on that item (unless a relevant dispensation has been granted). However, prior to leaving, the member may address the meeting in the same way that a member of the public may do so.

(c) Members may make voluntary announcements of other interests which are not required to be disclosed under (a) and (b). These are announcements made for transparency reasons alone, such as:

- membership of outside bodies that have made representations on agenda items, or
- where a member knows a person involved, but does not have a close association with that person, or
- where an item would affect the well-being of a member, relative, close associate, employer, etc. but not his/her financial position.

Voluntary announcements do not prevent the member from participating or voting on the relevant item

### **Queries about the agenda? Need a different format?**

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## PLANNING AND LICENSING COMMITTEE

20th March 2018

### SUPPLEMENTARY INFORMATION TO SCHEDULE OF APPLICATIONS

**1. Y16/1122/SH  
(Page 13)**

**Land Rear Rhodes House Main Road Sellindge Kent**

Outline planning application for a neighbourhood extension for the creation of up to 162 houses including affordable, self-build and retirement housing, up to 929 square metres Class B1 Business floorspace, allotments, recreational ground and multi-use games area, nature reserve, and associated access, parking, amenity space and landscaping.

**Mark Quinn, applicant, to speak on application**

**2. Y17/1409/SH  
(Page 57)**

**LAND ADJACENT FRAMLEA RYE ROAD BROOKLAND KENT**

Hybrid application (part outline, part detailed) for up to 9 self/custom build dwellings (outline element) with associated supporting road infrastructure, access, open space and landscaping (detailed element).

**Martin Thorpe, local resident, to speak on application**  
**Mr M Sheardown, applicant, to speak on application**

**4. Y18/0061/SH  
(Page 81)**

**PENT VALLEY TECHNOLOGY COLLEGE, SURRENDEN ROAD, FOLKESTONE, KENT CT19 4ED**

Consultation by Kent County Council in respect to Renewal of the temporary permission for the 'Sharman Block' modular building, erection for a 2.4 metre high fence and gates to separate it from the rest of the former Pent Valley School, construction of a 1.8 metre wide access path to a new 2.2 metre high gate onto Bowen Road, and erection of a 2.2 metre high fence between the building and the electric substation. (KCC Application PA/KCC/SH/0343/2017)

**Mr K Bleach, local resident, to speak on application**  
**Cllr P Gane, ward member, to speak on application**

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**THE SCHEDULE WILL RESUME IN THE FOLLOWING ORDER:**

**3. Y18/0060/SH  
(Page 73)**

**Due South, Romney Road, Lydd, Romney Marsh, Kent,**

Erection of front porch and construction of vehicle crossover

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**1. Y16/1122/SH  
(Page 13)**

**Land Rear Rhodes House Main Road Sellindge Kent**

Outline planning application for a neighbourhood extension for the creation of up to 162 houses including affordable, self-build and retirement housing, up to 929 square metres Class B1 Business floorspace, allotments, recreational ground and multi-use games area, nature reserve, and associated access, parking, amenity space and landscaping.

Consultations

Sellindge Parish Council - Comments received 09/03/18, questioning the consultation procedure for this application, access arrangements and whether the development has taken in to account the Elec Link route currently under construction.

Consultation has taken place in accordance with regulations and the Council's normal procedures. Site Notices were displayed near to the site and a Press Notice was placed in a local paper to advertise the application as a Major Development and as a Departure from the Local Plan, with the application also published on the Council's website weekly list. Neighbour letters were sent on 20/10/16.

Much of the concern raised by the parish council related to a lack of discussion relating to the proposals directly with the applicant.

Following the receipt of comments from Consultees, such as from KCC Highways & Transportation, Contamination Consultants, KCC Archaeology, KCC Education & Economic Development, further information was submitted to address each of their comments and the relevant Consultees reconsulted. However, as the fundamental areas of the application and the development itself remained unchanged, and the proposed changes were not significant, a full public reconsultation was not deemed to be necessary. The additional information provided, as well as the responses of consultees is set out within the report.

In response to the objection from KCC Education, the applicant has identified a parcel of land to the rear (north) of the existing Sellindge Primary School that could be provided to KCC to facilitate the expansion of the school to mitigate the lack of places currently available. Any proposal for the expansion of Sellindge Primary School will require a separate planning application, providing the appropriate opportunity for the consideration of this matter by the local community. If the School is provided by KCC, the County Council will be the determining authority and the district council will be a consultee

Officers have confirmed to Sellindge PC that the development has been designed to accord with the route of the Elec-Link, as identified within the Screening Opinion Y17/0007/SCR for the project.

### Local finance considerations

- New Homes Bonus figures:

NHB monies for 1 year : £219,880 (includes £13,720 Affordable Homes premium)

NHB monies for 4 years: £879,520 (includes £54,880 Affordable Homes premium)

#### Assumptions:

a) Calculated on the basis of: estimated average Band D dwelling for overall development x 162;

b) In line with revised DCLG New Homes Bonus funding methodology (December 2016), the above estimates would only be receivable (in full, or in part) by the Council if the overall level of net New Homes increase for the Council in any one year is above the designated baseline increase of 0.4% of dwellings.

#### **4. Y18/0061/SH                      PENT VALLEY TECHNOLOGY COLLEGE, SURRENDEN ROAD, FOLKESTONE, KENT CT19 4ED**

Renewal of the temporary permission for the 'Sharman Block' modular building, erection for a 2.4 metre high fence and gates to separate it from the rest of the former Pent Valley School, construction of a 1.8 metre wide access path to a new 2.2 metre high gate onto Bowen Road, and erection of a 2.2 metre high fence between the building and the electric substation.

The planning application was considered by the KCC Planning Applications Committee on 14<sup>th</sup> March 2018 and Members resolved to grant planning permission subject to a revised recommendation which was for approval subject to no new material planning matters arising from the meeting of the District Council's Planning and Licensing Committee and the additional condition proposed in the report to the Planning and Licensing Committee about the gate being removed if the unit ceases running on this site.

The planning officer at KCC has advised that they will delay issuing the decision until after the meeting of the Planning and Licensing Committee on 20<sup>th</sup> March.

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