



# Agenda

Meeting: **Planning and Licensing Committee**  
Date: **31 July 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.

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

## 10. **Supplementary information (Pages 3 - 8)**

\*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?**

Contact Kate Clark – Tel: 01303 853267

Email: [committee@folkestone-hythe.gov.uk](mailto:committee@folkestone-hythe.gov.uk) or download from our website  
[www.folkestone-hythe.gov.uk](http://www.folkestone-hythe.gov.uk)



## PLANNING AND LICENSING COMMITTEE

31<sup>st</sup> July 2018

### SUPPLEMENTARY INFORMATION TO SCHEDULE OF APPLICATIONS

**1. Y17/1042/SH                      PRINCES PARADE PROMENADE, PRINCES PARADE, HYTHE, KENT**

Hybrid application accompanied by an Environmental Statement for the development of land at Princes Parade, comprising an outline application (with all matters reserved) for up to 150 residential dwellings (Use Class C3); up to 1,270sqm of commercial uses including hotel use (Use Class C1), retail uses (Use Class A1) and / or restaurant/cafe uses (Use Class A3); hard and soft landscaped open spaces, including childrens' play facilities; surface parking for vehicles and bicycles; alterations to existing vehicular and pedestrian access and highway layout; site levelling and groundworks; and all necessary supporting infrastructure and services. Full application for a 2,961sqm leisure centre (Use Class D2), including associated parking; open spaces; and childrens' play facility.

The application for planning permission for Princes Parade Promenade, Princes Parade, Hythe, Kent (ref Y17/1042/SH) due to be considered by the District Council of Folkestone & Hythe's Planning and Licensing Committee on Tuesday 31<sup>st</sup> July 2018 will be considered in a Special Meeting on Thursday 16<sup>th</sup> August 2018. All information relating to the application, including an un-redacted version of Viability Cost Appraisal Report, is available at <https://searchplanapps.folkestone-hythe.gov.uk/online-applications/>

**2. Y17/1377/SH                      KENGATE INDUSTRIAL ESTATE, 142 DYMCHURCH ROAD, HYTHE, KENT**  
(Page 149)

Erection of a new 1800sqm retail store with associated construction operations; car parking, servicing, landscaping and new vehicular access following removal of the existing buildings comprising of retail, industrial and commercial units of varying sizes.

Cllr Major Keith Miles, ward member, to speak on application`  
Alastair Close, applicant's agent, to speak on application

**4. Y17/1403/SH                      46A BARTHOLOMEW STREET, HYTHE, KENT**  
(Page 183)

Installation of glass balustrade system around perimeter of existing veranda to create balcony to front elevation

Cllr Paul Peacock, ward member, to speak on application

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

### **3. Y18/0321/SH (Page 171)**

#### **9 SEABROOK GARDENS, HYTHE**

Erection of a three storey detached dwelling with second floor in roofspace with associated car parking.

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### **2. Y17/1377/SH (Page 149)**

#### **KENGATE INDUSTRIAL ESTATE, 142 DYMCHURCH ROAD, HYTHE, KENT**

Erection of a new 1800sqm retail store with associated construction operations; car parking, servicing, landscaping and new vehicular access following removal of the existing buildings comprising of retail, industrial and commercial units of varying sizes.

## **RELEVANT POLICY GUIDANCE**

The revised National Planning Policy Framework (NPPF) was published on 24<sup>th</sup> July 2018 and supersedes the NPPF 2012. The following paragraphs of the National Planning Policy Framework 2018 are of particular reference to this application:

### Chapter 2 Achieving sustainable development (replaces 'Achieving sustainable development')

8 – Achieving sustainable development

11 – Presumption in favour of sustainable development

### Chapter 7 Ensuring the vitality of town centres (replaces Chapter 2)

86 – Sequential test for main town centre uses

87 – Preference to accessible edge of centre and out of centre sites

88 – Sequential approach not to be applied to small scale rural offices or other small scale rural development

89 – Impact assessment for out of centre retail and leisure required for development over locally set threshold or 2,500 sqm

### Chapter 9 Promoting sustainable transport (replaces Chapter 4)

109 – Development should only be refused if there would be an unacceptable impact on highway safety

110 – Applications should give priority first pedestrian and cycle movements

111 – All developments generating significant traffic movements to produce travel plans

### Chapter 11 Making effective use of land

120 – Allocated land should be reviewed

## Chapter 12 Achieving well designed places (replaces Chapter 7)

- 127 – Criteria for assessing good design and achieving high standard of amenity
- 130 – Permission should be refused for poor design
- 131 – Great weight to be given to outstanding or innovative design
- 132 – Advertisements

## Chapter 8 Promoting healthy and safe communities (replaces Chapter 8)

- 91 – Healthy, inclusive and safe places
- 92 – Social, recreational and cultural facilities
- 96 – Access to network of high quality open spaces
- 97 – Safeguarding existing open space, sports and recreational buildings and land
- 98 – Safeguarding public rights of way

## Chapter 14 –Meeting the challenge of climate change, flooding and coastal change (replaces Chapter 10)

- 155 – Development to be directed away from areas at highest risk of flooding
- 158 – SFRA and sequential test
- 159 – Exceptions test
- 163 – Development must not increase flood risk elsewhere & need for site specific FRA
- 165 – Major developments should incorporate SUDS

## Chapter 15 Conserving & enhancing the natural environment (replaces Chapter 11)

- 175 – Principles for safeguarding biodiversity, SSSIs and irreplaceable habitats

## Chapter 16 Conserving & enhancing the historic environment (replaces Chapter 12)

- 189 – Applicants should describe the significance of the heritage asset
- 190 – LPAs to identify and assess significance of a designated heritage asset
- 192 – Criteria to be used when determining applications
- 193 – Great weight to be given to the asset's conservation irrespective of level of harm that would be caused
- 194 – Proposals that result in any harm or loss of significance require clear & convincing justification
- 195 – Proposals resulting in substantial harm or loss
- 196 – Proposals resulting in less than substantial harm
- 200 – New development within settings to enhance or better reveal their significance

## **APPRAISAL**

The officer's report was assessed against the NPPF 2012. The recently published revised NPPF 2018 has been reviewed and the policy aims of the sections applicable to this application have not altered significantly. As such the report is in accordance with the revised NPPF and current government policy.

**4. Y17/1403/SH  
(Page 183)**

**46A BARTHOLOMEW STREET, HYTHE, KENT**

Installation of glass balustrade system around perimeter of existing veranda to create balcony to front elevation

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Chapter 3 Plan-making

15 – The planning system should be genuinely plan-led (Paragraph 17 is replaced by 15).

Chapter 12 Achieving well designed places

127 – Criteria for assessing good design

130 – Permission should be refused for poor design

131 – Great weight to be given to outstanding or innovative design

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Chapter 3 Plan-making

15 – The planning system should be genuinely plan-led (Paragraph 17 is replaced by 15).

Chapter 5 Delivering a sufficient supply of homes

70 – Where an allowance is to be made for windfall sites (Paragraph 48 is replaced by 70).

68 – Support the development of windfall sites through their policies and decisions-giving great weight to the benefits of using suitable sites within existing settlements for homes (Paragraph 53 has not been replaced).

## Chapter 12 Achieving well designed places

127 – Criteria for assessing good design

130 – Permission should be refused for poor design

131 – Great weight to be given to outstanding or innovative design

## Chapter 16 Conserving & enhancing the historic environment

196 – Proposals resulting in less than substantial harm (Paragraph 134 has been replaced with 196).

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