



Agenda

Meeting: **Planning and Licensing Committee**
Date: **15 December 2020**
Time: **7.00 pm**
Place: **Remote Meeting**

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://folkestone-hythe.public-i.tv/core/portal/home>.

Although unlikely, no guarantee can be made that Members of the public in attendance will not appear in the webcast footage. It is therefore recommended that anyone with an objection to being filmed does not enter the council chamber.

12. **Supplementary information (Pages 3 - 10)**

Queries about the agenda? Need a different format?

Contact Committee Services – Tel: 01303 853267/3369
Email: committee@folkestone-hythe.gov.uk or download from our
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PLANNING AND LICENSING COMMITTEE

15th December 2020

SUPPLEMENTARY INFORMATION TO SCHEDULE OF APPLICATIONS

- 1. 20/1295/FH 5 CASTLE AVENUE, HYTHE, CT21 5HD**
(Page 19)

Section 73 application for the removal/variation of Condition 2 (submitted plans) of Y19/0766/FH (Erection of a two storey side extension, single storey front and side extension and single storey rear extension along with the rendering of the first floor elevations).

Julian Saunders, local resident, to speak against the application.
John & Paula Triffitt, applicant, to speak on application.

- 2.. 20/0531/FH 3 TANNERS HILL, HYTHE, KENT CT21 5UE**
(Page 53)

Demolition of existing dwelling and garage. Removal of conifer trees along north eastern site boundary. Proposed construction of three storey block of six apartments with parking, amenity spaces, bin & cycle stores.

Mark Powell, local resident, to speak against the application.
Applicant's agent, to speak on the application.

- 3. 20/0690/FH....SANDBANKS, COAST ROAD, LITTLESTONE, NEW**
(Page 85) **ROMNEY, TN28 8RA**

Conversion of the existing care home to 13no.1 and 2-bed residential flats; erection of a new building to contain 6no.2-bed flats and associated landscaping works.

Mr & Mrs Graham, local residents, to speak against the application.
Paul Reynolds, local resident, to speak in favour of the application.
Leo Griggs, applicant, to speak on application.

- 4. 20/0983/FH.....TESCO CAR PARK, CHERITON HIGH STREET**
(Page 155) **FOLKESTONE, CT19 4QJ**

Erection of a freestanding restaurant with drive-thru facility, car parking, landscaping and associated works, including Customer Order Displays (COD), goal post height restrictor and play frame. Relocation of the existing recycling area, click and collect and trolley bays.

Cllr Shoob, ward member, to speak on application.
Applicant's agent, to speak on application.

5. Y19/0546/FH 9 VICTORIA GROVE, FOLKESTONE, KENT, CT20 1BX
(Page33)

Retrospective application for change of use to a 7 bed HMO
(House in Multiple Occupation)

6. Y19/0016/FH LAND ADJOINING 86-88 TONTINE STREET, FOLKESTONE,
(Page 119) **KENT**

Erection of part 3-storey and part 5-storey building comprising 45no.studio apartments with associated access, parking and communal garden.

Supplementary Sheet Addition : 20/0531/FH

Highway safety / cycle parking

Comments received from KCC Highways & Transportation available in full on the file but summarised below:

No objection

- Electric vehicle charging points have been indicated on the submitted plan, but no further details confirming if they will be shared points
- Two systems of storage have been suggested but no decision made – advise against hoops.

The submission of further details on both these aspects, should the LPA be minded to approve this application, can be secured via condition.

Also recommend conditions relating to:

- Submission of a Construction Management Plan before the commencement of any development on site to include the following:
 - (a) Routing of construction and delivery vehicles to / from site
 - (b) Parking and turning areas for construction and delivery vehicles and site personnel
 - (c) Timing of deliveries
 - (d) Provision of wheel washing facilities
- Completion and maintenance of the access shown on the submitted plans prior to the use of the site commencing.
- Provision and maintenance of the visibility splays shown on the submitted plans 14441 T-01 Rev P1 with no obstructions over 0.6metres above carriageway level within the splays, prior to the use of the site commencing.
- Use of a bound surface for the first 5 metres of the access from the edge of the highway.
- Provision and permanent retention of the vehicle parking spaces shown on the submitted plans 29684A/10 Rev P4 prior to the use of the site commencing.
- Provision and permanent retention of Electric Vehicle charging facilities prior to the use of the site commencing, in accordance with details to be submitted to and approved by the Local Planning Authority. All Electric Vehicle chargers provided for homeowners in residential developments must be provided to Mode 3 standard (providing up to 7kw) and SMART (enabling Wifi connection). Approved

models are shown on the Office for Low Emission Vehicles Homecharge Scheme approved chargepoint model list:

<https://www.gov.uk/government/publications/electric-vehicle-homecharge-scheme-approved-chargepoint-model-list>

- Provision and permanent retention of secure, covered cycle parking facilities prior to the use of the site commencing in accordance with details to be submitted to and approved by the Local Planning Authority.

Land Instability

Foundation technical note received from Crofton Design (Kent) Ltd a firm of consulting engineers offering Civil Engineering and Structural Engineering services. The full note is available to view on the application file, but in summary, the note concludes that although the development area within the site is predominantly level, localised retaining structures will be required and a detailed site investigation will be required to enable detailed design of foundations and retaining walls. Past experience of undertaking construction projects in the area has shown that it is possible to design and construct developments on sites with potential slope instability and undertake these in a safe manner. The development area is predominantly on the existing footprint and to similar levels therefore the impact of the development on the site is minimised and potential impact on slope stability is greatly reduced.

It is considered that this note has been prepared by a suitably qualified person and that in line with the recommendations within the report, the

Conditions

The following conditions be amended to read as below:

7. Completion and maintenance of the access shown on the submitted plans prior to the use of the site commencing, with provision and maintenance of the visibility splays shown on the submitted plans 14441 T-01 Rev P1 with no obstructions over 0.6metres above carriageway level within the splays, prior to the use of the site commencing.

Reason:

In the interests of highway safety.

8. Prior to commencement of development, details of:

- i. construction vehicle loading / unloading and turning facilities;
- ii. parking facilities for site personnel and visitors;
- iii. wheel washing facilities;
- iv. routing of construction vehicles to / from site;
- v. timing of deliveries

Shall be submitted to the Local Planning Authority for approval, in writing, with such details as approved, implemented in full and retained for the duration of the construction phase of the development.

Reason:

In the interests of highway safety and public amenity.

9. The parking and turning areas shown on the approved plans 29684A/10 Rev P4 shall be provided in full prior to the first occupation of any dwelling or dwellings hereby approved and shall thereafter be kept available for parking purposes in connection with the development at all times.

Reason:

It is necessary to make provision for adequate off street parking to prevent obstruction of the highway and to safeguard the amenities of adjoining areas.

10. Further details of the covered cycle parking facilities to be provided shall be submitted to the Local Planning Authority for approval, with such details as approved, thereafter implemented in full prior to first occupation of the dwellings hereby permitted and retained thereafter.

Reason:

In the interest of amenity and encouraging use of alternative methods of transport.

The following conditions are added:

18. Provision and permanent retention of Electric Vehicle charging facilities prior to the use of the site commencing, in accordance with details to be submitted to and approved by the Local Planning Authority. All Electric Vehicle chargers provided for homeowners in residential developments must be provided to Mode 3 standard (providing up to 7kw) and SMART (enabling Wifi connection). Approved models are shown on the Office for Low Emission Vehicles Homecharge Scheme approved chargepoint model list:

<https://www.gov.uk/government/publications/electric-vehicle-homecharge-scheme-approved-chargepoint-model-list>

Reason:

In order to encourage the use of low carbon technologies.

19. Use of a bound surface for the first 5 metres of the access from the edge of the highway.

Reason:

In the interests of highway safety

Supplementary Sheet for application 20/0983/FH.

16 additional neighbour comments have been received since the committee report was finalised.

14 objections have been received and comments are summarised below. The comments are available to read in full on the application file –

- There is a responsibility to encourage residents to look after their health and make healthy choices and this could increase costs for the NHS
- It is placed close to local schools
- Concerns with litter
- Concerns with the impact on traffic and loss of parking spaces to serve Tesco
- Concerned with anti-social behaviour late at night
- There are already several independent takeaways nearby whose businesses may be hit by this international chain
- Proposal was not viable on the Firs Lane site
- Concerns with cooking smells

2 letters in support have been received and comments are summarised below. The comments are available to read in full on the application file –

- Current issues with unemployment means when someone is willing to invest in the town by providing jobs this should be supported
- It was ease congestion at Park Farm and improvement works at Cheriton Interchange traffic should not be a problem.
- It is located in a car park of a supermarket that used to open 24 hours.
- A benefit for people who don't drive
- The current Tesco building will dwarf the McDonalds building in size, scale, proportion and by its actual operations and will fit in.
- KCC Highways support there to be adequate parking and road capacity
- Promote individual choice

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