



Agenda

Meeting: **Planning and Licensing Committee**
Date: **23 March 2021**
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.

11. **Supplementary Information (Pages 3 - 6)**

Queries about the agenda? Need a different format?

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PLANNING AND LICENSING COMMITTEE

23 MARCH 2021

REPORT OF THE CHIEF PLANNING OFFICER ON APPLICATIONS

1. 20/0690/FH SANDBANKS, COAST ROAD, LITTLESTONE, NEW ROMNEY

(Pages 13 - 50)

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 for the application

Paul Thomas, on behalf of New Romney Town Council, to speak on application

Leo Griggs, applicant, to speak on application

2. 20/1212/FH LAND REAR OF 2 WILLOP CLOSE, DYMCHURCH

(Pages 51 – 78)

Erection of 2 three-bedroom dwellings and associated parking.

John Field, local resident, to speak against the application

Jeff Lawrence, on behalf of Dymchurch Parish Council, to speak on application

~~**Tim Parrett, on behalf of the applicant and agent, to speak on application**~~

Application to speak has been withdrawn

3. Y19/0071/FH SMITHS MEDICAL UK, BOUNDARY ROAD, HYTHE

(Pages 79 - 128)

Outline planning application for the redevelopment of the former Smiths Medical site for up to 97 dwellings (Class C3), up to 153m² of offices (Class B1) and up to a 66 bed care home (Class C2) with all matters reserved for future consideration except access.

Alister Hume, agent, to speak on application

THE SCHEDULE WILL RESUME IN THE FOLLOWING ORDER:

4. Planning contributions secured through Section 106 Agreements and Community Infrastructure Levy (Pages 129 - 162)

Some planning decisions are subject to legal agreements requiring developers to make financial contributions to the Council and Kent County Council (KCC) to provide for on and off site infrastructure to mitigate the

impact of the development, under Section 106 of the Town and Country Planning Act 1990 (as amended).

Some developments for which planning permission is granted are also subject to the Community Infrastructure Levy (CIL). Although separate to the S106 process, the purpose of CIL payments is also to ensure developers make an appropriate financial contribution to mitigate the impact of the development on local infrastructure.

The adequacy and effectiveness of the procedures and controls relating to S106 agreements was first reviewed by the East Kent Audit Partnership in 2014 with a follow up review in 2018/19. The original report recommended that the position regarding planning obligations that involve financial contributions should be reported to members on an annual basis. Following the introduction of CIL in 2016 the report now also includes CIL contributions.

5. Unauthorised change of use of Land from Touring Caravan and Camping Site to use as a Residential Caravan Site and the siting of Residential Caravans and Campervans at Elham Valley Holiday Park (ALSO KNOWN AS GOLDPARK LEISURE CARAVAN AND CAMPING SITE). (Pages 163 - 178)

This report considers the appropriate action to be taken regarding the use of the camping and touring caravan site at Elham Valley Holiday Park (also known as Goldpark Leisure Caravan and Camping Site) for the siting of residential caravans and campervans. Planning permission has been refused, and an appeal dismissed, for a residential static caravan on the site and a recent application for a Certificate of Lawful Development for the siting of static caravans for permanent residential accommodation has also been refused. The report recommends that an Enforcement Notice be served to require the cessation of the residential use and the removal of the caravans, vehicles and items associated with the residential use of the land.

6. Unauthorised change of use of land from Agricultural to use as a Residential Caravan Site and the Siting of Residential Caravans; and unauthorised laying of hardsurfacing at Land Adjoining Martinfield Cottage, Lydd Road, Old Romney (Pages 179 - 208)

This report considers the appropriate action to be taken regarding the change of use of the land and operations that have taken place on the field adjacent to Martinfield Cottage Old Romney. A planning application was submitted for the residential use of the land for four gypsy families but the necessary information required to validate the application was not supplied. As such planning permission has not been granted for the use of the land or any of the operations. Serving of an Enforcement Notice is recommended.

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