

PLANNING AND LICENSING COMMITTEE

23rd November 2021

SUPPLEMENTARY INFORMATION TO SCHEDULE OF APPLICATIONS

**1. 20/0765/FH - 1 Cherry Garden Avenue, Folkestone, CT19 5LB
(Pages 35-64)**

Erection of a 2 bedroom detached dwelling following the demolition of an existing dilapidated garage.

Mark Hourahane, local resident to speak against the application.

**2. 21/0926/FH - 1 Cherry Garden Avenue, Folkestone, CT19 5LB
(Pages 65-82)**

Listed Building Consent for the removal of existing outbuilding structure and replacement with 2bed dwelling within the curtilage of a Grade II listed property.

Mark Hourahane, local resident to speak against the application.

**3. 21/1172/FH – Seven Acre Field, St Mary in the Marsh, Romney Marsh
(Pages 83-102)**

Residential development for 4 dwellings.

**Jamie Cole, local resident to speak against the application.
Cllr Tillson, to speak on behalf of St Mary in the Marsh Parish Council.**

**4. 20/1570/FH - 60 High Street, New Romney, TN28 8AU
(Pages 11-20)**

Section 73 application for removal/variation of condition 3 (opening hours) of planning application Y18/1527/FH (Change of use of ground floor to create a bar/restaurant unit (use class A3/A4) and a retail unit (use class A1) together with the erection of a first floor extension to create an additional 3 flats (4 in total)) to amend the opening hours of the bar/restaurant.

**5. 21/1177/FH - 63-67 Cheriton High Street, Folkestone, CT19 4HA
(Pages 21-34)**

Proposed conversion of existing vacant ground floor office suite, into two self-contained one-bedroomed flats, including minor external alterations.

**6. Y19/0049/FH - Land rear Varne Boat Club, Coast Drive, Greatstone
(Pages 103-122)**

Reserved matters application relating to appearance and landscaping being details pursuant to outline application Y15/1132/SH (Outline application for the erection of four detached dwellings) for the erection of 4no. three storey detached dwelling houses with associated parking.

Additional comments for the following cases – 20/0765/FH & 21/0926/FH

KCC Archaeology has requested that Members be advised that whilst no objection is raised to the development, a number of comments had been made with regard to the listed structure as well as the appropriateness of the development and design of the rebuild noting that “*more thought should be given to an appropriate design and layout of the site and replacement structure to maintain and enhance the former agricultural farmstead setting of the listed farmhouse*” and that in the event that planning permission were to be granted for this or any subsequent design, it is recommended that the following condition be applied to any forthcoming consent:

AR7 *No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording as part of an archaeological watching brief (to include groundworks) in accordance with a written specification and timetable which has been submitted to and approved in writing by the Local Planning Authority. Reason: To ensure that historic building features and below-ground archaeological remains are properly examined and recorded.*

The building recording should be to Historic England Level 3 and lead to a report that can be archived for future research with the Kent Historic Environment Record.

Amendments were sought following initial consideration by KCC Archaeology, which sought to address concerns raised from a design point of view and Members are advised that full consideration of KCC Archaeology’s comments is set out within the Appraisal section of the Officer’s report.

In addition to the above, KCC Archaeology has noted that Condition 8 of the recommended conditions for planning approval only has a condition for building recording:

8. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording in accordance with a written specification and timetable which has been submitted to and approved in writing by the Local Planning Authority. The building recording should be to Historic England Level 3. Reason: To ensure that historic building features are properly examined and recorded.

KCC’s recommendations was for a watching brief to include monitoring of groundworks (as per the email correspondence detailed above):

AR7 *No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording as part of an archaeological watching brief (to include groundworks) in accordance with a written*

specification and timetable which has been submitted to and approved in writing by the Local Planning Authority. Reason: To ensure that historic building features and below-ground archaeological remains are properly examined and recorded.

It has been requested that Condition 8 be amended to reflect this.

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