



Planning and Licensing Committee

Held at: Council Chamber - Civic Centre, Folkestone

Date: Tuesday, 27 June 2017

Present: Councillors Alan Ewart-James, Clive Goddard (Chairman), Miss Susie Govett, Mrs Jennifer Hollingsbee, Mrs Mary Lawes, Len Laws, Michael Lyons, Philip Martin, Dick Pascoe, Paul Peacock and Roger Wilkins (Vice-Chair)

Apologies for Absence

Officers Present: Kate Clark (Trainee Committee Services Officer), Claire Dethier (Development Management Team Leader), Ben Geering (Head of Planning), Beth Lennon (Planning Officer) and Lisette Patching (Development Manager)

Others Present:

8. **Declarations of Interest**

Councillor Roger Wilkins declared a voluntary interest with regard to Y16/1221/SH as this planning application address falls within his ward.

9. **Minutes**

The minutes of the meeting held on 30 May 2017 were submitted, approved and signed by the Chairman.

10. **Report of the Head of Planning**

Report DCL/17/04 sets out the planning applications that were considered by the Planning and Licensing Committee.

1. Y16/1221/SH Land Read 2 Willop Close Dymchurch Kent

Erection of 2 two storey dwellings and associated parking.

Claire Dethier, Development Management Team Leader, advised that this item was originally on the Planning and Licensing agenda for February with the recommendation as approval and was withdrawn from the agenda due to late comments being received from the Environment Agency. Following the receipt of those comments it became apparent that the sequential test had not been carried out correctly with regard to flood risk and subsequently the revised recommendation is for refusal.

Mr J Field, local resident, spoke against the application.
Mr Tim Parrett, spoke on behalf of the agent.

During discussion of the scheme members raised concerns over the bulk/massing of the buildings due to the raised finished floor levels proposed although this did not form part of the proposal.

Proposed by Councillor Roger Wilkins
Seconded by Councillor Miss Susie Govett and

Resolved: That planning permission be refused for the reason set out at the end of the report, on the grounds of flood risk and that the application has failed the sequential test.

(Voting: For 11; Against 0; Abstentions 0)

2. Y17/0364/SH Land adjoining Walnut Tree Cottage Rye Road Brookland

Erection of a detached dwelling (resubmission of application Y16/0704/SH)

Claire Dethier, Development Management Team Leader, advised members that this proposal would be eligible for the Government's New Homes Bonus if approved. £1496 year one, £5984 year four, as confirmed by the Council's Chief Accountant.

She also advised there is an error in paragraph 8.4 of the report (page 37 of the agenda) pointing out that this application passes the exceptions test.

Proposed by Councillor Michael Lyons
Seconded by Councillor Philip Martin and

Resolved: That planning permission be refused for the reasons set out at the end of the report as this is unsustainable development in the countryside outside an existing settlement and which would be visually intrusive and erode the rural character of the area.

(Voting: For 9; Against 0; Abstentions 2)