



# Agenda

Meeting: **Planning and Licensing Committee**  
Date: **26 September 2017**  
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.

1. **Apologies for Absence**

2. **Declarations of Interest**

Members of the committee should declare any interests which fall under the following categories\*:

- a) disclosable pecuniary interests (DPI);
- b) other significant interests (OSI);
- c) voluntary announcements of other interests.

3. **Minutes**

To consider and approve, as a correct record, the minutes of the meeting held on 29 August 2017.

4. **Minutes of the Licensing Sub-Committee**

To consider and approve, as a correct record, the minutes of the meeting held on 15 August 2017.

**Queries about the agenda? Need a different format?**

Contact Kate Clark – Tel: 01303 853267  
Email: [committee@shepway.gov.uk](mailto:committee@shepway.gov.uk) or download from our website  
[www.shepway.gov.uk](http://www.shepway.gov.uk)

**5. Report from the Head of Planning**

Report DCL/17/13 sets out the planning applications that will be considered by the Planning and Licensing Committee.

\*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

## Minutes

### Planning and Licensing Committee

Held at:	Council Chamber - Civic Centre, Folkestone
Date	Tuesday, 29 August 2017
Present	Councillors Alan Ewart-James, Clive Goddard (Chairman), Mrs Jennifer Hollingsbee, Len Laws, Michael Lyons, Philip Martin, Ian Meyers (In place of Mrs Mary Lawes), Dick Pascoe, Paul Peacock, Damon Robinson (In place of Miss Susie Govett), Russell Tillson and Roger Wilkins (Vice-Chair)
Apologies for Absence	Councillor Miss Susie Govett and Councillor Mrs Mary E Lawes
Officers Present:	Arthur Atkins (Environmental Health and Licensing Manager), David Campbell (Development Management Team Leader), Adrian Hammond (Housing Strategy Manager), Paul Howson (Senior Planning Officer), Lisette Patching (Development Manager), Wendy Simpson (Senior Planning Officer) and Jemma West (Senior Committee Services Officer)

#### 16. **Declarations of Interest**

Councillors Pascoe, Wilkins and Martin declared an interest with regard to Y17/0461/SH (15 Sandgate High Street, Sandgate, CT20 3BD), in that they were on the Board of Opportunitas.

Councillor Tillson also declared an interest with regard to Y17/0461/SH (15 Sandgate High Street, Sandgate, CT20 3BD), in that he was acquainted with the applicant due to his role as secretary to a political party.

Councillor Lyons also declared an interest with regard to Y17/0461/SH (15 Sandgate High Street, Sandgate, CT20 3BD), in that the applicant was a personal friend. Councillor Lyons left the Chamber during the consideration of this item, and refrained from taking part in the discussions and voting.

#### 17. **Minutes**

The minutes of the meeting held on 25 July 2017 were submitted, approved and signed by the Chairman.

**18. Minutes of the Licensing Sub-Committee**

Subject to the amendment of the word 'bare' to 'bear' at the end of paragraph six, the minutes of the meeting held on 18 July 2017 were submitted, approved and signed by the Chairman.

**19. Home Boarding Licensing Conditions (Dogs)**

Report DCL/17/05 outlined amended Conditions for dogs boarded in people's homes. There was a growing number of Home Boarders in the District. The existing conditions needed to be amended to keep pace with the growing popularity of home boarding. The main change was to allow Home Boarders to board dogs from more than one family at the same time.

Mr Atkins, the Principal Environmental Health Officer, responded to issues raised by the Committee Members and made points including the following:

- The level of insurance was set at the same level as other Local Authority Licenses.
- Officers carried out annual inspections of sites and would assess them for their size and suitability prior to setting a maximum number of dogs.
- The Kennel Club were not consulted with regard to Home Boarding, and were only involved when considering the Breeding of Dogs Act.
- In respect of noise nuisance, annual inspections would also take into consideration the proximity of neighbours and how the dogs were taken care of. If there were noise issues, the number of dogs could be restricted on this basis.
- Environmental Protection had the ability to deal with statutory nuisance complaints regarding noisy dogs in private dwellings.

Proposed by Councillor Pascoe,  
Seconded by Councillor Wilkins; and

**RESOLVED:**

1. That report DCL/17/05 be received and noted.
2. That the conditions set out in Appendix 1 be approved.

(Voting figures: 12 for; 0 against; 0 abstentions).

**20. Report from the Head of Planning**

Report DCL/17/11 set out the planning applications that were considered by the Planning and Licensing Committee.

1. **Y16/0439/SH**            **White Lion, 70 Cheriton High Street, Folkestone**

Creation of Ex-Servicemen's Home comprising conversion of Existing Building, including erection of external stair core, and the erection of 5no. Houses with Associated Gardens, Parking, and Landscaping.

Mrs Simpson advised on a representation received from Folkestone Town Council outlining their concerns in respect of the application, which had been circulated to Committee Members prior to the meeting.

Cllr Peter Gane, ward member, spoke on the application  
Kingsley Hughes, applicants agent, spoke on the application

Proposed by Councillor Ewart-James,  
Seconded by Councillor Tillson; and

**RESOLVED:**

That planning permission be refused for the reasons set out in the Report by the Head of Planning.

(Voting figures: 12 for, 0 against, 0 abstentions).

**2. Y17/0461/SH            15 Sandgate High Street, Sandgate, CT20 3BD**

Change of use of ground floor commercial unit to a residential flat, along with change of use and conversion of 1st & 2nd floor maisonette to one flat and one maisonette together with external alterations.

Proposed by Councillor Wilkins,  
Seconded by Councillor Robinson; and

**RESOLVED:**

That planning permission be granted subject to the conditions set out at the end of the report by the Head of Planning.

(Voting figures: 11 for, 0 against, 0 abstention).

(Councillor Lyons left the Chamber during consideration of this item).

**3. Y17/0314/SH            65 Radnor Cliff, Folkestone, CT20 2JL**

Construction of two pairs of three-storey, semi-detached houses following demolition of existing house and garage.

Ms K Hegarty, local resident, spoke against the application,

The Committee Members discussed the proposals and raised various concerns, including the following:

- The original house was attractive and it seemed a shame to demolish it.
- Who would monitor to ensure conditions were adhered to?
- The property would need pile-driving to ensure stability, which could damage the neighbouring home.

- Although there was a nearby public car park, this would become crowded.
- Applying conditions was not a sufficient way to deal with land slippage concerns.
- The property was not in-keeping with neighbouring houses, and the development would lead to over-intensifying of the land.
- The road was narrow, and with parking on both sides of the road, emergency services access was a concern.

Miss Patching, Development Management Manager, responded to issues raised and made points including the following:

- Officers were responsible for monitoring conditions.
- The Kent County Council Ecologist was consulted. No measures were required but she had suggested a condition that if the development was not carried out within two years, a new survey would be required.
- Kent Highways protocol meant that they did not comment on developments of this nature on an unclassified road.
- Each property within the development had provision for two parking spaces, which met Kent Highway Standards. There was also a public car park nearby.
- Although three storey, the proposed development would still be a similar height to the surrounding properties.
- The Building Control Officer had been consulted, and had felt that it was safe to develop the site.
- The previous decision to refuse the application had been based on the fact that the development extended across the whole of the site, and failed to respect the character of the area in terms of the views through the site to the wooded hillside behind the buildings. The new application had addressed this in that there were views between each house.

As a result of the issues they had raised the Committee Members did not support the officer recommendation set out in the report, as they felt the development was too much development for the site, was inappropriate for the area and were concerned about loss of trees.

The Committee took a short adjournment to the meeting, to allow officers to consult planning policy documents further.

Proposed by Councillor Robinson,  
Seconded by Councillor Laws; and

**RESOLVED:**

That planning permission be refused for the proposed development as the increased mass and bulk of buildings on the site, would fail to respect the established spatial character, grain and pattern of development along the eastern end of the north side of Radnor Cliff which is characterised by larger detached properties and a more spacious feel to the frontages. The proposal was considered overly intensive and would result in over development of the site, a greater visual impact of buildings and the loss of important protected trees to the rear and open front gardens bounded by low boundary walls, which would erode the existing character and rhythm of this important entrance into

the Coastal Park. As such it was contrary to saved policies SD1, BE1, BE16 and BE17 of the Shepway District Local Plan Review and Sandgate Design Principle SDS 5 of the Sandgate Design Statement which requires development to be appropriate to, among other things, the scale and boundary treatments of its Character Areas, in this case the Radnor Cliff Character Area.

(Voting: 6 for; 5 against; 1 abstention).

**4. Y17/0300/SH            Radar Station, Dungeness Road, Dungeness**

Erection of a holiday let following demolition of existing structures.

Sarah Newman, local resident, spoke against the application  
Mike Golding, local resident, spoke in support of the application  
Brian Johnson, the applicant's agent, spoke on the application

Proposed by Councillor Wilkins;  
Seconded by Councillor Mrs Hollingsbee; and

**RESOLVED:**

That planning permission be granted subject to the conditions set out at the end of the report by the Head of Planning.

(Voting figures: 10 for, 1 against, 1 abstention).

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## Minutes

### Licensing Sub-Committee

Held at: Council Chamber - Civic Centre Folkestone  
Date: Tuesday, 15 August 2017  
Present: Councillors Mrs Jennifer Hollingsbee, Philip Martin and Roger Wilkins

Apologies for Absence

Officers Present: Arthur Atkins (Environmental Health and Licensing Manager), Kate Clark (Trainee Committee Services Officer), David Kelly (Legal Services Manager) and Briony Williamson (Licensing Officer (Caravan Sites))

Others Present:

#### 17. **Declarations of interest**

There were no declarations of interest.

#### 18. **Application for a new premise licence at Par Three, Unit 2, Princes Gate, Bayle Street, Folkestone, Kent, CT20 1SF**

Report DCL/17/10 sets out the facts for the Licensing Sub Committee to consider in determining a premise licence. The licensing sub committee is the Licensing Authority acting in a role formally taken by the Magistrates Court. It is, therefore, not appropriate for officers to make additional comments other than in the capacity as a Responsible Authority under the legislation of the Licensing Act 2003. Therefore there are no comments from Legal, Finance or other officers included in this report.

The Environmental Health and Licensing Manager presented the report to the sub-committee highlighting that there had been three representations received regarding the application.

The sub-committee heard evidence from the applicant, Mr Pook, with regard to his plans for this premises as a delicatessen with alcohol provision. He was keen to point out that:

- Premium products to be sold off the premises

- It will attract tourists and residents to the area with the approval of the Creative Foundation, consisting of mainly passing trade
- CCTV installed
- Proposed opening hours will be 9 am to 8pm with a provision to amend if desired.
- Applicant's knowledge of the Challenge 25 scheme

Members heard from a local resident, Mr James, who spoke against the application. He was concerned about problems in the area with noise and parking issues and believes there are adequate licensed premises in the area.

Councillor Mrs Mary Lawes spoke and was concerned about crime, disorder and public nuisance in the area, however, realises there needs to be a balance between customers and residents.

The applicant, Mr Pook, Mr James and Councillor Mrs Lawes were asked for any further comments before the sub-committee retired to consider the application.

Proposed by Councillor Philip Martin  
Seconded by Councillor Roger Wilkins and

**Resolved:**

- 1. To receive and note Report DCL/17/10**
- 2. To grant the licence following consideration of the four Licensing Objectives:**

- **The prevention of crime and disorder**
- **Ensuring public safety**
- **The prevention of public nuisance**
- **The protection of children from harm**

**Subject to the following conditions:**

- **Recorded music to be played in the background only.**
- **Conditions that the applicant had agreed with Kent Police (Chris Stephens) prior to the meeting.**

(Voting: For 3; Against 0; Abstentions 0)

**PLANNING AND LICENSING COMMITTEE**

**26 SEPTEMBER 2017**

**REPORT OF THE HEAD OF PLANNING ON APPLICATIONS**

**1. Y17/0699/SH  
(Page 13)**

**111 CANTERBURY ROAD, HAWKINGE, KENT**

Retrospective application for the retention of the existing temporary building for use in conjunction with the Hawkinge and Rural Children's Centre (Use Class D1).

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**Application No:** Y17/0699/SH

**Location of Site:** 111 Canterbury Road,  
Hawkinge,  
Kent  
CT18 7BS

**Development:** Retrospective application for the retention of the existing temporary building for use in conjunction with the Hawkinge and Rural Children's Centre (Use Class D1).

**Applicant:** Kent County Council  
Sessions House  
County Hall  
Maidstone  
Kent  
ME14 1XQ

**Agent:** Hume Planning Consultancy Ltd  
Innovation House  
Discovery Park  
Innovation Way  
Sandwich  
CT13 9ND

**Date Valid:** 15.6.17

**Expiry Date:** 10.8.17

**Committee Date:** 26.9.17

**Officer Contact:** Mr Julian Ling

**RECOMMENDATION:** That temporary planning permission be granted subject to the conditions set out at the end of the report.

## **1.0 THE PROPOSAL**

- 1.1 This application seeks retrospective planning permission for the continued use of a modular sectional building as a children's centre under a D1 use. The application seeks a further temporary permission of seven years until 2024 to coincide with the expiry of the lease. The premises benefited from a temporary five year use in 2009 reference Y09/0347/SH which expired in October 2014. Since then the facility has been operating unlawfully without the required planning permission which this application now seeks to rectify.
- 1.2 The development is currently used by and is proposed to be used by the Hawkinge and Rural Children's Centre (Use Class D1) who provide services which include day-care facilities, a clinic and regular parent-child meeting groups and activities. The facility is open generally in the mornings although this application proposes opening hours between 9am and 5pm

Monday – Friday to allow some flexibility. No external alterations are proposed.

## **2.0 LOCATION AND DESCRIPTION OF SITE**

- 2.1 The premise is a modular sectional single storey building with a floor area of 150 sqm. The site is within the rural town of Hawkinge inside the settlement boundary and forms part of a larger site (including the Hawkinge Community Centre site to the south) which is used for social and community facilities. The site is located within the wider designated Kent Downs Area of Outstanding Natural Beauty landscape and part of the defined North Downs Special Landscape Area, and within a Groundwater Source Protection Zone. The site has a size of 0.97 h.
- 2.2 The site is located on the western side of Canterbury Road in Hawkinge adjacent to the Tesco convenience store. The site is occupied by a single-storey flat roofed sectional building with a long narrow garden area to the rear. There is a footpath along its northern edge which provides a pedestrian link through from Canterbury Road to residential properties to the west and the Hawkinge Community Centre site to the south. Residential properties along Canterbury Road adjoin the site to the north, to the south beyond the Tesco convenience store are further shops, a surgery and take-away hot food premises. On the opposite side of Canterbury Road to the east are further residential properties, a primary school and a commercial garage.

## **3.0 RELEVANT PLANNING HISTORY**

- 3.1 Y09/0347/SH - Retention of temporary building to provide office accommodation in connection with Hawkinge Neighbourhood Management Partnership. Approved subject to conditions.
- 3.2 Y04/1108/SH - Change of use of land including siting of a temporary building to provide office accommodation in connection with Hawkinge Neighbourhood Management Partnership. Approved subject to conditions

## **4.0 CONSULTATION RESPONSES**

- 4.1 Hawkinge Town Council  
Support
- 4.2 KCC Highways and Transportation  
No comments. The development does not meet the criteria to warrant involvement from the Highway Authority.
- 4.3 Environmental Health Officer  
No objection.
- 4.4 Estate Management Officer

No objection.

## **5.0 PUBLICITY**

5.1 Neighbours notified by letter. Expiry date 23.08.2017

## **6.0 REPRESENTATIONS**

6.1 None received

## **7.0 RELEVANT POLICY GUIDANCE**

7.1 The full headings for the policies are attached to the schedule of planning matters at Appendix 1.

7.2 The following saved policies of the Shepway District Local Plan Review apply:

SD1, BE1, CO4, TR11, TR12, U4.

7.3 The following policies of the Shepway Local Plan Core Strategy apply:

DSD, SS1, SS3, SS4, SS5, CSD4

7.4 The following Supplementary Planning Documents and Government Guidance apply:

National Planning Policy Framework paras 14, 17, 28, 56, 70. Paras 28 and 70 are particularly relevant as they refer to supporting a prosperous rural economy and the promotion and retention of local rural services and community facilities and to the provision and retention of social and community facilities and to guard against the unnecessary loss of valued facilities.

## **8.0 APPRAISAL**

### **Background**

8.1 This site has been the subject of two previous temporary planning permissions being reference numbers Y04/1168/SH and Y09/0347/SH where the last permission expired in October 2014. This application therefore seeks retrospective permission to site the building and to enable operations to continue for a further seven years until the end of the lease in 2024.

### **Relevant Material Planning Considerations**

- 8.2. The main issues for consideration in the determination of this application are whether the retention of the building on the site for seven years is acceptable in terms of its value as a social and community facility, visual impact upon the streetscene, the impact upon the neighbouring residential amenities and highways issues.

### **Social and Community**

- 8.3 The site is used for a children's centre which is considered to be a social and community use which provides a valuable contribution to the town of Hawkinge and the wider rural area. In this respect the centre provides services which include day-care facilities, a clinic and regular parent-child meeting groups and activities. The NPPF: 2012 para 70 seeks to protect such a use stating that "planning policies and decisions should guard against the unnecessary loss of valuable facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs". At the local level Core Strategy policy SS3f) also seeks to safeguard such facilities stating development must address social and economic needs in the neighbourhood and not result in the loss of community, voluntary or social facilities".
- 8.4 The site is located within a very sustainable town location within the centre of Hawkinge, which is very accessible by car, foot and public transport where a bus stop is opposite the building. The use is proposed for a further seven years which would coincide with the lease of the building which would retain the facility but also allow time for an alternative more permanent solution to be found. Therefore in accordance with policy as a social and community facility it is considered acceptable to retain the service for a further seven years.

### **Visual Impact**

- 8.5 The building is a modular type that is not designed for permanent retention and will over time start to deteriorate. However it is currently in an acceptable condition and is not creating an adverse impact, where a further seven years of use is considered to be reasonable and acceptable for this type of building and if the application is approved should be conditioned in this respect.
- 8.6 The building fills what would otherwise be an open gap between the two existing adjoining two-storey properties and due to the building being single-storey, it is much lower than the adjoining buildings where it has limited impact in the Canterbury Road streetscene and the wider area generally. In this regard it is not unduly tall, dominant or incongruous in the streetscene and is well screened from views from the rear and side elevations owing to the tall hedgerows. To the front primary elevation, the building has a shop front type frontage facing the street which reflects the character and appearance of the neighbouring shops along Canterbury Road. To the rear is a garden which is well maintained, tidy and visually acceptable. As such whilst the building has little architectural merit its presence is acceptable under a temporary permission. Ideally this building should have been



replaced by now with a permanent building of a more appropriate design and construction. However, it is currently providing a valuable facility and allowing a further temporary permission to coincide with the end of the lease will enable this to continue. The supporting documentation explains that at the end of the current lease in seven years time the building will have reached the end of its useable life and as such that would be appropriate time to consider a more permanent solution.

- 8.7 The site is within the built up environment of the Hawkinge settlement, however is in a semi-rural location and is within the Kent Downs Area of Outstanding Natural Beauty and a Special Landscape Area. The retention of the relatively modest single-storey flat roofed sectional building, whilst not of particular architectural merit, would not have a detrimental impact on the wider designated Area of Outstanding Natural Beauty or defined Special Landscape Area as it is well screened from wider countryside locations and relatively unobtrusive being located back from the pavement between more dominant buildings. Therefore in terms of visual amenity, the buildings retention for a further seven year period is considered acceptable and in accordance with saved policies SD1, BE1 and CO4 and the NPPF: 2012.

### **Residential Amenity**

- 8.8 Owing to its single storey scale and flat roof together with the separation distances from the nearby houses, it is not considered that there are any overbearing/overshadowing impacts to neighbouring residents. Screening around the site also prevents any overlooking and a loss of privacy.
- 8.9 In terms of noise and disturbance, it is considered some impact would occur from activity both in and around the building. However this is considered to be low key and occurs during reasonable day time hours and as such considered to be acceptable. It must be noted that this is a mixed use environment with other uses such as the Tesco convenience store operating into the evenings where some disturbance from activity is expected. The times of use between 9am and 5pm Monday - Friday are very reasonable and the size of the building is not unduly large which will naturally limit its use and the level of disturbance. No complaints or representations have been received regarding this and therefore the continued retention of this building for a children's centre for a further seven years is considered to be acceptable and unlikely to result in significant harm to neighbouring residential amenities in accordance with saved Local Plan Review policy SD1.

### **Highways/Transportation**

- 8.10 The site is situated in a sustainable town centre location on a main road that is very accessible by car, bike and foot and is also opposite a bus stop. As a result many users of the services and facilities would not be reliant on use of a car to access the premises. However, kerbside parking is available along Canterbury Road outside the premises and the car parking to the Community Centre to the south is also available nearby. Kent Highway Services have been consulted but have not commented given the small

scale of the development. As such it is considered that no significant highways issues arise from the site and in this regard is considered acceptable in accordance with saved Local Plan policy TR12.

### **Local finance consideration**

8.11 Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. Section 70(4) of the Act defines a local finance consideration as a grant or other financial assistance that has been, that will, or that could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments), or sums that a relevant authority has received, or will or could receive, in payment of the Community Infrastructure Levy. New Homes Bonus payments are not considered to be a material consideration in the determination of this application. In accordance with policy SS5 of the Shepway Core Strategy Local Plan the Council has introduced a CIL scheme, which in part replaces planning obligations for infrastructure improvements in the area. This application is not liable for the CIL charge.

### **Human Rights**

8.12 In reaching a decision on a planning application the European Convention on Human Rights must be considered. The Convention Rights that are relevant are Article 8 and Article 1 of the first protocol. The proposed course of action is in accordance with domestic law. As the rights in these two articles are qualified, the Council needs to balance the rights of the individual against the interests of society and must be satisfied that any interference with an individual's rights is no more than necessary. Having regard to the previous paragraphs of this report, it is not considered that there is any infringement of the relevant Convention rights.

8.13 This application is reported to Committee as the Council has a substantial interest in the land and building being the freeholder.

## **9.0 SUMMARY**

9.1 This application seeks retrospective permission for the continued use of the building as a children's centre under a D1 use. The application seeks a further temporary permission of seven years until 2024 to coincide with the expiry of the lease.

9.2 The building provides an important social and community facility for the benefit of the local community which is located within a sustainable town centre location. The building is in an acceptable condition visually and does not present an adverse visual impact upon the streetscene or wider environment. The building and use safeguards residential amenities and the development is acceptable in highways and transportation issues. As such, it is considered that the retention of the building and facility for a further seven

years is acceptable and temporary planning permission is therefore recommended for approval subject to the conditions set out below.

## **10.0 BACKGROUND DOCUMENTS**

10.1 The consultation responses set out at Section 4.0 and any representations at Section 6.0 are background documents for the purposes of the Local Government Act 1972 (as amended).

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### **RECOMMENDATION – That planning permission be granted subject to the following conditions:**

1. The building hereby permitted shall be removed and the land restored to its former condition on or before 1st October 2024.

Reason:

The Local Planning Authority wishes to review the situation at the date of expiry of this permission in the interests of visual amenity and to ensure that the development complies with the provisions of saved Local Plan Review policies SD1 and BE1, Core Strategy policy SS3 and the NPPF: 2012.

2. The development hereby permitted has been approved on the basis of the details shown on the submitted plans, numbered TR2139/5A, 61040500 and the sketch drawing of the existing building with dimensions.

Reason:

For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in accordance with the aims of saved policy SD1 of the Shepway District Local Plan Review.

3. The premises and associated land shall be used for a childrens centre and for no other purpose, including any other purpose in Class D1 of Part D of the Schedule of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.

Reason:

To control the use of the building and to consider the implications of any further change of use in the interests of the amenities of the area in accordance with saved Local Plan Review policies SD1, BE1 and TR12, Core Strategy policy SS3 and the NPPF: 2012.

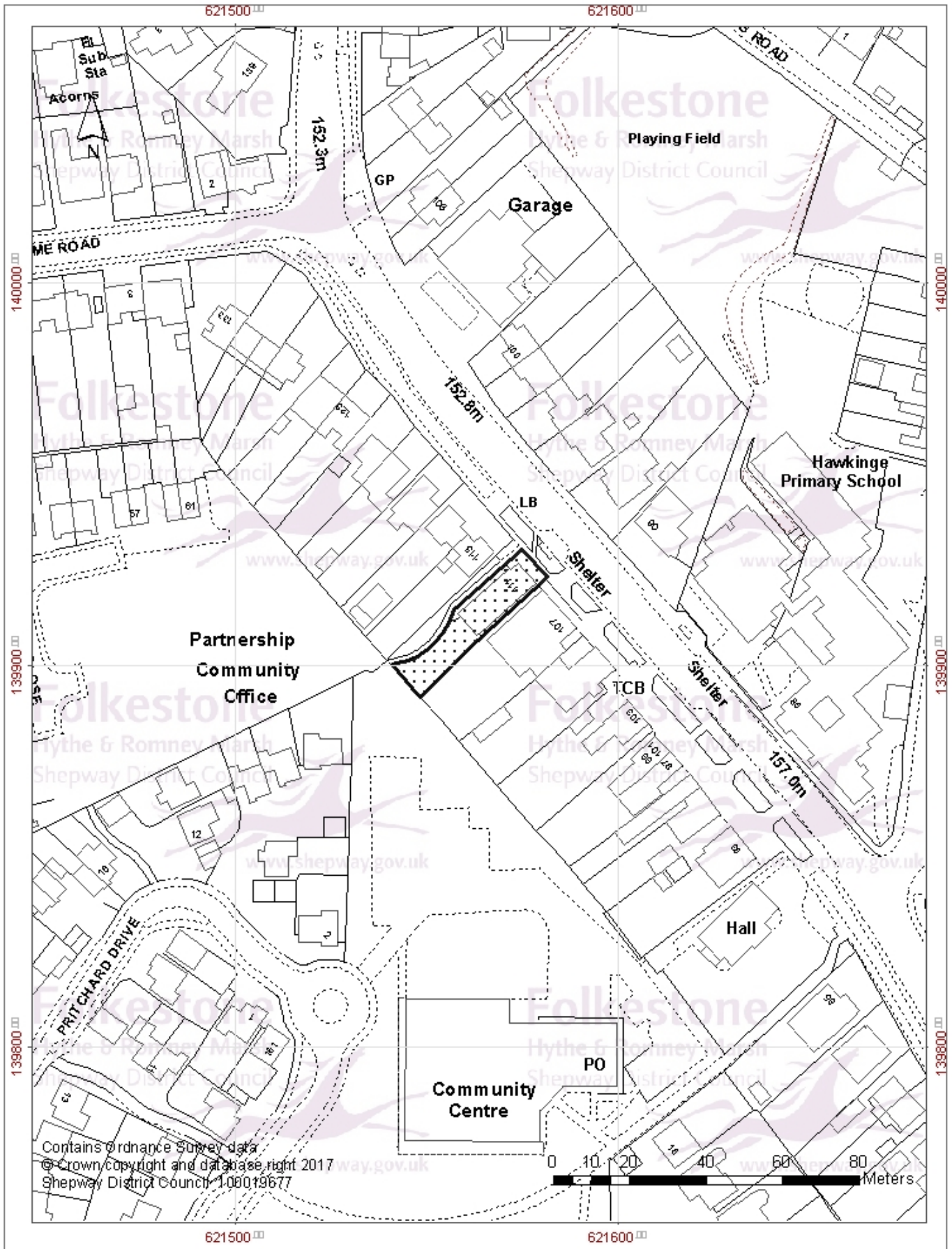
4. The premises shall not be open for the use hereby permitted, outside the hours of 09.00hrs and 17.00hrs and shall not be used at any time on Sundays or Bank Holidays unless otherwise previously agreed in writing with the Local Planning Authority.

Reason:

In the interests of the amenities of nearby residents in accordance with saved Local Plan Review policy SD1 and the NPPF: 2012.



Y17/0699/SH  
111 Canterbury Road  
Hawkinge



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## LIST OF DEVELOPMENT PLAN POLICIES

### SHEPWAY CORE STRATEGY LOCAL PLAN (2013) & SHEPWAY DISTRICT LOCAL PLAN REVIEW (2006) POLICIES

#### Core Strategy (2013) policies

##### Chapter 2 – Strategic Issues

DSD - Delivering Sustainable Development

##### Chapter 4 – The Spatial Strategy for Shepway

SS1 - District Spatial Strategy  
SS2 - Housing and the Economy Growth Strategy  
SS3 - Place Shaping and Sustainable Settlements Strategy  
SS4 - Priority Centres of Activity Strategy  
SS5 - District Infrastructure Planning  
SS6 - Spatial Strategy for Folkestone Seafront  
SS7 - Spatial Strategy for Shorncliffe Garrison, Folkestone

##### Chapter 5 – Core Strategy Delivery

CSD1 - Balanced Neighbourhoods for Shepway  
CSD2 - District Residential Needs  
CSD3 - Rural and Tourism Development of Shepway  
CSD4 - Green Infrastructure of Natural Networks, Open Spaces and Recreation  
CSD5 - Water and Coastal Environmental Management in Shepway  
CSD6 - Central Folkestone Strategy  
CSD7 - Hythe Strategy  
CSD8 - New Romney Strategy  
CSD9 - Sellindge Strategy

#### Local Plan Review (2006) policies applicable

##### Chapter 2 – Sustainable Development

SD1 - Sustainable Development

### **Chapter 3 – Housing**

- HO1 - Housing land supply – Relates to allocated sites on the Proposals Map and a list of exceptions subject to specified criteria.
- HO2 - Land supply requirements 2001-2011.
- HO6 - Criteria for local housing needs in rural areas.
- HO7 - Loss of residential accommodation.
- HO8 - Criteria for sub-division of properties to flats/maisonettes.
- HO9 - Subdivision and parking.
- HO10 - Houses in multiple occupation.
- HO13 - Criteria for special needs annexes.
- HO15 - Criteria for development of Plain Road, Folkestone.

### **Chapter 4 – Employment**

- E1 - Development on established employment sites.
- E2 - Supply of land for industry, warehousing and offices. Allocated sites on the Proposals Map.
- E4 - Loss of land for industrial, warehousing and office development.
- E6a - Loss of rural employment uses.

### **Chapter 5 – Shopping**

- S3 - Folkestone Town Centre – Primary shopping area as defined on the Proposal Map.
- S4 - Folkestone Town Centre – Secondary shopping area as defined on the Proposal Map.
- S5 - Local Shopping Area – Hythe.
- S6 - Local Shopping Area – New Romney.
- S7 - Local Shopping Area – Cheriton.
- S8 - Local centres – last remaining shop or public house.

### **Chapter 6 – Tourism**

- TM2 - Loss of visitor accommodation.
- TM4 - Static caravans and chalet sites.
- TM5 - Criteria for provision of new or upgraded caravan and camping sites.
- TM7 - Development of the Sands Motel site.
- TM8 - Requirements for recreation/community facilities at Princes Parade.
- TM9 - Battle of Britain Museum, Hawkinge



## Chapter 7 – Leisure and Recreation

- LR1 - Loss of indoor recreational facilities.
- LR3 - Formal sport and recreational facilities in the countryside.
- LR4 - Recreational facilities – Cheriton Road Sports Ground/Folkestone Sports Centre.
- LR5 - Recreational facilities – Folkestone Racecourse.
- LR7 - Improved sea access at Range Road and other suitable coastal locations.
- LR8 - Provision of new and protection of existing rights of way.
- LR9 - Open space protection and provision.
- LR10 - Provision of childrens’ play space in developments.
- LR11 - Protection of allotments and criteria for allowing their redevelopment.
- LR12 - Protection of school playing fields and criteria for allowing their redevelopment.

## Chapter 8 – Built Environment

- BE1 - Standards expected for new development in terms of layout, design, materials etc.
- BE2 - Provision of new public art.
- BE3 - Criteria for considering new conservation areas or reviewing existing conservation areas.
- BE4 - Criteria for considering development within conservation areas.
- BE5 - Control of works to listed buildings.
- BE6 - Safeguarding character of groups of historic buildings.
- BE8 - Criteria for alterations and extensions to existing buildings.
- BE9 - Design considerations for shopfront alterations.
- BE12 - Areas of Special Character.
- BE13 - Protection of urban open space and criteria for allowing redevelopment.
- BE14 - Protection of communal gardens as defined on the Proposals Map.
- BE16 - Requirement for comprehensive landscaping schemes.
- BE17 - Tree Preservation Orders and criteria for allowing protected trees to be removed.
- BE18 - Protection of historic parks and gardens as defined on the Proposals Map.
- BE19 - Land instability as defined on the Proposals Map.

## **Chapter 9 – Utilities**

- U1 - Criteria to be considered for development proposals relating to sewage and wastewater disposal for four dwellings or less, or equivalent.
- U2 - Five dwellings or more or equivalent to be connected to mains drainage.
- U3 - Criteria for use of septic or settlement tanks.
- U4 - Protection of ground and surface water resources.
- U10 - Waste recycling and storage within development.
- U10a - Requirements for development on contaminated land.
- U11 - Criteria for the assessment of satellite dishes and other domestic telecommunications development.
- U13 - Criteria for the assessment of overhead power lines or cables.
- U14 - Criteria for assessment of developments which encourage use of renewable sources of energy.
- U15 - Criteria to control outdoor light pollution.

## **Chapter 10 – Social and Community Facilities**

- SC4 - Safeguarding land at Hawkinge, as identified on the Proposal Map, for a secondary school.
- SC7 - Criteria for development of Seapoint Centre relating to a community facility.

## **Chapter 11 – Transport**

- TR2 - Provision for buses in major developments.
- TR3 - Protection of Lydd Station.
- TR4 - Safeguarding of land at Folkestone West Station and East Station Goods Yard in connection with high speed rail services.
- TR5 - Provision of facilities for cycling in new developments and contributions towards cycle routes.
- TR6 - Provision for pedestrians in new developments.
- TR8 - Provision of environmental improvements along the A259.
- TR9 - Criteria for the provision of roadside service facilities.
- TR10 - Restriction on further motorway service areas adjacent to the M20.
- TR11 - Accesses onto highway network.
- TR12 - Vehicle parking standards.
- TR13 - Travel plans.
- TR14 - Folkestone Town Centre Parking Strategy.
- TR15 - Criteria for expansion of Lydd Airport.

## **Chapter 12 – Countryside**

- CO1 - Countryside to be protected for its own sake.
- CO4 - Special Landscape Areas and their protection.
- CO5 - Protection of Local Landscape Areas.
- CO6 - Protection of the Heritage Coast and the undeveloped coastline.
  
- CO11 - Protection of protected species and their habitat.
- CO13 - Protection of the freshwater environment.
- CO14 - Long term protection of physiography, flora and fauna of Dungeness.
  
- CO16 - Criteria for farm diversification.
- CO18 - Criteria for new agricultural buildings.
- CO19 - Criteria for the re-use and adaptation of rural buildings.
- CO20 - Criteria for replacement dwellings in the countryside.
- CO21 - Criteria for extensions and alterations to dwellings in the countryside.
  
- CO22 - Criteria for horse related activities.
- CO23 - Criteria for farm shops.
- CO24 - Strategic landscaping around key development sites.
- CO25 - Protection of village greens and common lands.

## **Chapter 13 - Folkestone Town Centre**

- FTC3 - Criteria for the development of the Ingles Manor/Jointon Road site, as shown on the Proposals Map.
- FTC9 - Criteria for the development of land adjoining Hotel Burstin as shown on the Proposals Map.
- FTC11 - Criteria for the redevelopment of the Stade (East) site, as shown on the Proposals Map.

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**SHEPWAY DISTRICT COUNCIL**

**PLANNING AND LICENSING COMMITTEE – 26 SEPTEMBER 2017**

**Declarations of Lobbying**

Members of the Committee are asked to indicate if they have been lobbied, and if so, how they have been (i.e. letter, telephone call, etc.) in respect of the planning applications below:

<b>Application No:</b>	<b>Type of Lobbying</b>
Y17/0699/SH Canterbury Road, Hawkinge	.....
	.....
	.....
	.....
	.....
	.....
	.....

SIGNED: .....

**When completed, please return this form to the Committee Administrator prior to the meeting.**

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