



Agenda

Meeting: **Planning and Licensing Committee**
Date: **26 February 2019**
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.

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.

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);

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c) voluntary announcements of other interests.

3. **Minutes (Pages 5 - 8)**

To consider and approve, as a correct record, the minutes of the meeting held on 18 December 2019.

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

There are no Licensing Sub Committee minutes to approve at this meeting.

5. **The Cottage, Hillside, Sandgate, Folkestone (Pages 9 - 26)**

Erection of a four-storey building containing 6 No. 2 bedroom apartments and a two-storey building containing 1 No. 2 bedroom apartment together with car parking, cycle and bin storage following removal of the existing house and garage.

6. **Chapel Cottage, Lymbridge Green, Stowting Common (Pages 27 - 38)**

Erection of two holiday lets together with access and parking.

7. **Appeals Monitoring information - 2nd & 3rd QUARTER 01.07.18 - 31.12.18 (Pages 39 - 40)**

8. **Planning Contributions secured through Section 106 agreements and Community Infrastructure Levy (Pages 41 - 74)**

Some planning decisions are subject to Section 106 (S106) legal agreements that require 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.

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 reviewed by the East Kent Audit Partnership in 2014 the resulting report recommended that the position regarding planning obligations that involve financial contributions should be reported to members on an annual basis. With the introduction of CIL in 2016 the report now also includes CIL contributions.

9. **Supplementary Information - Speakers (Pages 75 - 76)**

*Explanations as to different levels of interest

Planning and Licensing Committee - 26 February 2019

(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

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Minutes

Planning and Licensing Committee

Held at:	Council Chamber - Civic Centre, Folkestone
Date	Tuesday, 18 December 2018
Present	Councillors Alan Ewart-James, Clive Goddard (Chairman), Miss Susie Govett, Mrs Jennifer Hollingsbee, Len Laws, Michael Lyons, Philip Martin, Dick Pascoe, Paul Peacock, Damon Robinson and Roger Wilkins (Vice-Chair)
Apologies for Absence	Councillor Russell Tillson
Officers Present:	David Campbell (Development Management Team Leader), Alexander Kalorkoti (Senior Planning Officer), Sue Lewis (Committee Services Officer) and Lisette Patching (Development Management Manager)
Others Present:	

55. **Declarations of Interest**

None.

NB: Councillor Dick Pascoe complimented the Planning Team on getting the recently fire damaged Morrisons store up and running so quickly and asked that congratulations are passed on to the relevant officers.

56. **Minutes**

The minutes of the meeting held on 27 November 2018 were submitted, approved and signed by the Chairman.

57. **Y18/1252/FH Former Rotunda Amusement Park, Marine Parade, Folkestone, Kent**

Report DCL/18/31 Reserved matters application relating to access, appearance, landscaping, layout and scale of Plot B for the erection of buildings between 4 and 8 storeys comprising 60 flats, 20 townhouses and 4 duplex flats,

associated car and cycle parking and plant, (being details pursuant to outline application Y17/1099/SH (Section 73 application) for the removal of condition 41 and the variation of conditions 4, 6, 7, 15, 16, 18, 21, 23, 25, 37 and 42 of planning permission Y12/0897/SH (Outline planning application with all matters reserved for the redevelopment of the harbour and seafront to provide a comprehensive mixed use development comprising up to 1000 dwellings (C3), up to 10,000 square metres of commercial floorspace including A1, A3, A4, A5, B1, D1 and D2 uses as well as sea sports and beach sports facilities). Improvements to the beaches, pedestrian and cycle routes and accessibility into, within and out of the seafront and harbour, together with associated parking, accompanied by an Environmental Statement) to enable changes to the plot shapes, footprints, maximum height, changes to parameter plans, levels, parking arrangements, changes to how the sea and beach sports facilities are provided and alterations to the Environmental Statement.

Alex Kalorkoti, Senior Planning Officer updated members on the further comments from Folkestone Town Council.

Mr Hourahane, local resident, spoke against the application.
Mr Trevor Minter, applicant, spoke in support of the application.

Proposed by Councillor Mrs Jenny Hollingsbee
Seconded by Councillor Roger Wilkins and

Resolved: That the reserved matters be approved subject to the conditions set out at the end of the report and that delegated authority be given to the Development Management Manager to agree and finalise the wording of the conditions and add any other conditions that she considers necessary.

(Voting: For 8; Against 3; Abstentions 0)

58. **Exclusion of the Public**

Proposed by Councillor Paul Peacock
Seconded by Councillor Michael Lyons and

Resolved: To exclude the public for the following item of business on the grounds that it is likely to disclose exempt information, as defined in paragraphs 2 and 7 of Part 1 of Schedule 12A to the Local Government Act 1972 –

**‘Information which is likely to reveal the identity of an individual.’
‘Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime’.**

(Voting: For 10; Against 1; Abstentions 0)

59. **Repair works required on a structure for safeguarding reasons**

Report DCL/18/32 considered the appropriate action to be taken regarding the disrepair and structural deterioration of a building and seeks authority to serve a Repairs Notice to require works to be carried out in order that the structural integrity of the building is safeguarded.

Proposed by Councillor Dick Pascoe
Seconded by Councillor Philip Martin and

Resolved:

- 1. To receive and note report DCL/18/32.**
- 2. That a Repairs Notice be served requiring the identified works to be carried out.**
- 3. That the period for compliance be 9 months;**
- 4. That the Development Management Manager be given delegated authority to determine the exact wording of the Notice and the nature and extent of the works to be included in it.**

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

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Agenda Item 5

DC/18/34

ADDENDUM

Application No: Y18/0196/SH

Location of Site: The Cottage, Hillside, Sandgate, Folkestone

Development: Erection of a four-storey building containing 6 No. 2 bedroom apartments and a two-storey building containing 1 No. 2 bedroom apartment together with car parking, cycle and bin storage following removal of the existing house and garage.

Applicant: Mr Stephen Kingston

Agent: Mr Liam Smith
Lee Evans Partnership
St John's Lane
Canterbury
Kent
CT1 2QQ

Date Valid: 07.02.18

Expiry Date: 04.04.18

PEA Date: To be confirmed

Date of Committee: 26.02.19

Officer Contact: Louise Daniels

RECOMMENDATION: That planning permission be granted subject to the conditions set out at the end of this addendum report and that delegated authority be given to the Development Management Manager to agree and finalise the wording of the conditions and add any other conditions that she considers necessary.

1.0 UPDATE

- 1.1 This application was originally reported to the Planning and Licensing Committee on 27th November 2018 with a recommendation that planning permission be granted. Members resolved to defer consideration of the application so that a soil stability report could be submitted and considered as part of the application.
- 1.2 A Preliminary Ground Investigation Report (dated January 2019) by Ground and Environmental Services Ltd has been submitted to the Council. The report details the ground investigation works that were carried out; presents the site investigation results; sets out the foundation options and gives recommendations as to how the site can be safely developed to ensure stability of the land, including neighbouring land and buildings.

- 1.3 The report recommends that a reinforced pile foundation solution be utilised, so that the introduced loads would be transferred at depth. Given the location of the site in a residential area it is recommended that cast in situ reinforced concrete piles should be used. The slope angle to the north is approximately 20 degrees and so a 2.0m high retaining wall would be required in the area of the new garage block which could be incorporated into the permanent works for the site. The most appropriate form of construction for this based on the ground conditions would be a contiguous bored pile wall. Drainage measures would need to be carefully designed to control any build-up of groundwater behind the wall and soakaways should not be used as they would affect the natural water content of the soil, increasing the risk of landslip. A spring line towards the northern boundary of the site should be taken into account in the drainage of the site. The report concludes that subject to all recommendations in the report being followed, the construction of the proposed development is not assessed to have a significant detrimental impact on the stability of the subject land or neighbouring land.
- 1.4 Policy NE6 of the Places and Policies Local Plan states that within areas with potential for land instability, permission will only be granted where it has been demonstrated that a site can be safely developed. It is considered that the submitted report satisfactorily demonstrates that the development can be carried out without adversely affecting the stability of either the site or adjoining land and buildings and that subject to conditions requiring further engineering and surface water drainage details it would be unreasonable for planning permission to be refused on grounds of land stability.
- 1.5 Although not a reason for the deferral, concerns over access were raised by Members when the applicant was previously considered. The applicant has been asked to address these and has submitted a Highways and Transport Technical Note (dated January 2019) provided by Campbell Reith Consulting Engineers. The report states that the access width is just over 3m at the narrowest point which provides sufficient width to access and service the proposed development. The report states that cars entering and exiting the proposed developments parking area will have clear visibility of any traffic approaching on Hillside and vice versa. The report concludes that there is no highway and transport reason why the proposed development should not be permitted. In addition it is stated that the contractor will prepare a construction traffic management plan which will outline traffic control and management procedures. This will include timing and routing of deliveries to be planned to avoid peak times and minimise the likelihood of deliveries occurring at the same time; the presence of a suitably qualified banksman when vehicles are manoeuvring; wheel washing facilities; and parking arrangements for site personnel.
- 1.6 A certain amount of disruption during construction periods is to be expected and while the disturbance that this can cause to neighbouring residents is understood it is not a valid reason for refusing planning permission. It is not considered appropriate to require the approval of a construction traffic management plan by condition for sites of this size as site circumstances change during the construction period and a degree of flexibility on a day to day basis is required. The remaining highway issues are covered in the officer's original report.

- 1.7 The application was amended during the process of the application to reduce the scale of the development, part of these changes included reducing the size of the lower ground floor which reduced one of the flats from 3 bedrooms to 2 bedrooms. When the application was presented at the Planning and Licensing Committee on 27th November 2018, the description had not been updated but the report referred to the correct plans and correctly listed the 6 two bedroom apartments. The description of the application has now been amended accordingly.

2.0 CONCLUSION

- 2.1 All the remaining issues are set out in the original accompanying officer report and it is recommended that planning permission be granted subject to the conditions set out below.

RECOMMENDATION – That planning permission be granted subject to the conditions set out below and that delegated authority be given to the Development Management Manager to agree and finalise the wording of the conditions and add any other conditions that she considers necessary:

1. Standard time condition
2. Approved plan numbers
3. Materials
4. Provision and retention of vehicle parking spaces
5. Details of cycle parking
6. Tree protection measures
7. Windows to be high level above 1.7m to east elevation.
8. Privacy screens
9. Landscaping details
10. Lighting design strategy for biodiversity and ecological enhancements
11. Soil stability
12. Surface water drainage.

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Application No: Y18/0196/SH

Location of Site: The Cottage, Hillside, Sandgate, Folkestone

Development: Erection of a four-storey building containing 6 No. 2 bedroom apartments and a two-storey building containing 1 No. 2 bedroom apartment together with car parking, cycle and bin storage following removal of the existing house and garage.

Applicant: Mr Stephen Kingston

Agent: Mr Liam Smith
Lee Evans Partnership
St John's Lane
Canterbury
Kent
CT1 2QQ

Date Valid: 07.02.18

Expiry Date: 04.04.18

PEA Date: 01.03.19

Date of Committee: 26.2.19

Officer Contact: Louise Daniels

SUMMARY

This report considers whether planning permission should be granted for the erection of a four-storey apartment building containing six flats and for the erection of a two-storey building containing one flat in Sandgate. The report recommends that planning permission be granted as it is considered that the proposal would preserve the character and appearance of the conservation area and visual amenity of the area, and would not result in a detrimental impact upon existing or future residents' amenity, highway safety or ecology.

RECOMMENDATION: That delegated authority be given to the Development Management Manager to grant planning permission subject to the conditions set out at the end of the report, subject to the receipt of a soil stability report that demonstrates that the site can be satisfactorily developed without adversely affecting the stability of the site and neighbouring land and property; and that delegated authority be given to the Development Management Manager to agree and finalise the wording of the conditions and add any other conditions that she considers necessary.

1.0 THE PROPOSAL

1.1 This application is for the erection of a four-storey apartment building containing six flats and for the erection of a two-storey building containing one flat together with car parking, cycle and bin storage following removal of the existing house and garage.

- 1.2 The lower ground floor of the apartment building is proposed to be set down into the slope on the south side, following the existing topography of the site. The top floor flat is within the roof and has been set back from the main elevation on both the north and south elevations. The block includes a lift and staircase. Following concerns raised by officers, the apartment block has been amended during the process of the application to give a more traditional design with a mixture of a gable and hipped roof to the south facing elevation, and a hipped roof to the north facing elevation. The southern elevation has also been stepped and the amount of glazing has been reduced giving the building a more traditional appearance.
- 1.3 The materials proposed for the scheme are a mixture of white render, vertical cedar cladding, exposed stone, glass balustrading, zinc cladding and slate roof tiles. The two-storey building would echo a similar design to the proposed apartment block with matching materials.
- 1.4 The proposed internal layout for the apartment block is as follows:
Flat 1 (lower ground floor) – two bedrooms, en suite, kitchen/diner/living room, bathroom and utility room.
Flats 2 and 3 (ground floor) – two bedrooms, en suite, kitchen/diner/living room and bathroom.
Flats 4 and 5 (first floor) – two bedrooms, en suite, kitchen/diner/living room and bathroom.
Flat 6 (second floor) - two bedrooms, en suite, kitchen/diner/living room, bathroom and utility room.

The proposed internal layout for the detached two-storey building is as follows:

Flat 7 - two bedrooms both with en suites (one bedroom at ground floor and the other on the first floor), utility, kitchen/diner/living room, bathroom and study. The ground floor of the two-storey building would also accommodate a garage, cycle store and bin stores for the whole development.

- 1.5 A parking courtyard is proposed between the apartment block and the two-storey building. Seven parking spaces and two visitor spaces are proposed for the development, three at ground floor within the two-storey building and the remainder within the parking courtyard. The existing access point from Hillside will remain unchanged.
- 1.6 A communal lawn area within the south of the site would be provided with the existing pathway which links the site with Sandgate Esplanade retained, and an additional stepped section proposed between the parking courtyard and the communal lawn area.

2.0 SITE DESIGNATIONS

2.1 The following apply to the site:

- Inside settlement boundary
- Sandgate Conservation Area
- Area of land instability

- Setting of a listed building
- Some trees to the north boundary have a TPO 8 (2002)

3.0 LOCATION AND DESCRIPTION OF SITE

3.1 The application site has a detached two-storey dwelling situated within a long plot. The application site is located at the end of a private road, Hillside with off-street parking available within the site. The application dwelling, 'The Cottage' is finished in white render with black framed windows, with clay roof tiles and sprocketed eaves. The character of the area is of large detached dwellings mostly with hipped and pitched roofs. To the east of the application site is The Clintons, which is a two-storey dwelling with a hipped roof and finished in render and facing brick work. To the west of the site is No.10 Encombe, which is a single storey dwelling with a facing brickwork finish. To the north east of the site is Robingale, a two-storey flat roofed dwelling with a facing brick work finish. The site is located on a gradient, sloping down towards the Sandgate Esplanade, to the south. The application dwelling is positioned centrally within the site and as such is within the escarpment and so is partially visible from Sandgate Esplanade. The application dwelling follows the building line of the properties to the south of Hillside. There is a detached garage within the site which is positioned north of The Cottage and which is visible from Hillside but not from the Esplanade. There is pedestrian access to the south of the site via some steps down to the road level.

4.0 RELEVANT PLANNING HISTORY

4.1 Application Y15/0700/SH for the erection of a two storey extension together with alterations and addition of basement swimming pool was granted planning permission with conditions. The same proposal has been recently granted planning permission again under application Y18/0588/FH.

5.0 CONSULTATION RESPONSES

5.1 Consultation responses are available in full on the planning file on the Council's website.

<https://searchplanapps.shepway.gov.uk/online-applications/>

Responses are summarised below.

5.2 Sandgate Parish Council
Object on the following grounds:

- Overbearing and out of place with the Conservation Area
- Errors regarding the actual boundaries
- The access is limited in width for construction and emergency vehicles
- Impact upon the Sir John Moore Statue not given (listed statue to the south of the site)
- No structural impact assessment regarding the impact upon the neighbouring properties or on pedestrians and traffic
- Increased noise and light pollution on neighbouring properties and loss of privacy

- Building of local interest and should be retained

5.3 KCC Highways and Transportation

No objection subject to conditions to secure a construction management plan, provision and retention of vehicle and cycle parking, provision of a two-way traffic sign at the junction of Wilberforce Road and Hillside.

5.4 Southern Water

No objection.

5.5 Arboricultural Manager

No objection subject to condition relating to the pre-development tree survey.

5.6 KCC Ecology

No objection subject to conditions to secure a lighting design strategy for biodiversity and ecological enhancements.

6.0 PUBLICITY

6.1 Neighbours notified by letter. Expiry date 24.10.2018

6.2 Site Notice. Expiry date 20.03.2018

6.3 Press Notice. Expiry date 22.03.2018

7.0 REPRESENTATIONS

7.1 Representation responses are available in full on the planning file on the Council's website.

<https://searchplanapps.shepway.gov.uk/online-applications/>

Responses are summarised below:

7.2 10 letters/emails received objecting on the following grounds:

- Overbearing, bulky, dominant and incongruous.
- Height will not preserve or enhance the character of The Esplanade or the surrounding area.
- Demolishing a house of local interest in a Conservation Area.
- Out of keeping.
- Too intensive in an area of family homes.
- Loss of uniqueness to the area.
- Surrounded by listed buildings.
- The Cottage and The Clintons shown in the Sandgate Design Statement showing the character of Sandgate Esplanade.
- The Cottage was identified in the Sandgate Conservation Area Appraisal Stakeholders feedback as being a property of Local interest.

- Elevated position would mean the block would totally dominate the surrounding dwellings.
- Inaccuracies in the plans showing the access into the site over neighbouring property. Only 10ft wide, inadequate for 7 apartments and a house.
- Increase in traffic, one large family dwelling does not generate the volume of traffic that a block of flats would.
- Emergency vehicles will be restricted.
- Parking is restricted in Sandgate, this development will worsen this with only 9 parking spaces.
- Nuisance and disruption during construction to neighbours together with damage to property.
- Loss of privacy to neighbouring properties.
- Felling of an important Monterey cypress.
- Instability of the land, and damage to neighbouring properties.

7.3 Objection letter received from the Sandgate Society on the following grounds:

- P.4 of the Sandgate Design Statement shows the steps up to The Cottage together with the foliage being characteristic of the escarpment. The Cottage is recognised as a characteristic of the escarpment.
- Conservation area.
- The extensive works required to provide stable foundations for a building of significantly increase weight will destabilise surrounding properties.
- The Sandgate Conservation Area Appraisal Stakeholders feedback document identified this building as one of 'local interest'
- The scale is dependent on the Y15/0700/SH permission.
- Access is unsuitable, shows a wider access than is available.
- P.26 of the Sandgate Design Statement seeks to resist unsympathetic infilling of gardens and the demolition of sound buildings to replace them with apartment blocks.

8.0 RELEVANT POLICY GUIDANCE

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

8.2 The following saved policies of the Shepway District Local Plan Review apply: SD1, HO1, BE1, BE4, BE16, BE17, BE19, TR11, TR12, U1.

8.3 The following policies of the Shepway Local Plan Core Strategy apply: DSD, SS1, SS3

8.4 The following policies of the Places and Policies Local Plan Submission Draft apply: HB1, HB3, T2 and T5

The Submission draft of the PPLP (February 2018) was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations (2012) for public consultation between February and March 2018. The Plan was submitted to the Secretary of State for independent examination in September 2018. Accordingly, it is a material consideration in the assessment of planning applications in accordance

with the NPPF, which confirms that weight may be given to policies in emerging plans following publication (paragraph 48). Based on the current stage of preparation, and given the relative age of the saved policies within the Shepway Local Plan Review (2006), the policies within the Submission Draft Places and Policies Local Plan (2018) may be afforded weight where there has not been significant objection.

- 8.5 The following Supplementary Planning Documents apply:
Sandgate Conservation Appraisal 2009
Sandgate Design Statement 2013
- 8.6 The following paragraphs of the National Planning Policy Framework 2018 apply:
8 – Achieving sustainable development.
11 – Presumption in favour of sustainable development
38 – Positive, creative and proactive approach to development proposals
127 – Criteria for assessing good design
200 – Look for opportunities for new development within Conservation Areas to enhance or better reveal their significance.
201 – Not all elements of a conservation area will necessarily contribute to its significance.

9.0 APPRAISAL

Background

- 9.1 Alterations to The Cottage have previously been accepted under application Y15/0700/SH and Y18/0588/FH for the erection of a two storey extension together with alterations and addition of a basement swimming pool. These alterations are fairly significant in scale and would significantly change the appearance of the exterior of the building. Therefore, as significant changes to the dwelling have been previously accepted it is not considered that the loss of the building could be resisted on design and visual amenity grounds.

Relevant Material Planning Considerations

- 9.2 It is noted that some of the representations received state that 'The Cottage' is listed as a building of 'local interest' in the 'feedback document' (Appendix 3 to the Sandgate Conservation Appraisal 2009). As part of the preparation of the Conservation Area Appraisal, in accordance with English Heritage advice at the time, stakeholder involvement was required in the appraisal process. The feedback document is a summary of the responses that were received to a questionnaire that was circulated to stakeholders. Reference to 'The Cottage' in this feedback document is just one of many buildings that the Sandgate Society believed to be of historical and/or architectural merit and recommended for inclusion. However, 'The Cottage' was never designated as a 'local building of merit' in the Sandgate East Proposed Conservation Area Historic Environment Analysis (see Appendix 2a – East). As such, no weight can be given to the 'feedback document'.
- 9.3 The Sandgate Design Statement is in the process of being revised however, it has not yet been through any form of consultation and so can still be considered to be at an early stage of preparation. Therefore, the current adopted Sandgate Design

Statement (2013) is relevant. The application site falls within the Esplanade Character Area but there is no reference within the Sandgate Design Statement (2013) to 'The Cottage'.

- 9.4 Therefore, whilst 'The Cottage' is located in a conservation area it is not recognised in any policy document as being of local interest or significance in the conservation area and as such the only material planning consideration in this regard is the proposal's impact on the setting of the conservation area and streetscene, not the loss of the existing building.
- 9.5 The relevant issues for consideration with regard to this current application are design and layout, impact on conservation area, neighbouring amenity, trees, land instability, archaeology, ecology and highway safety.

Design and Layout

- 9.6 Saved policy BE1 of the Shepway District Local Plan Review seeks a high standard of design and choice of materials for all new development with materials being sympathetic to those predominating locally in type, colour and texture. Furthermore, development should accord with existing development in the locality, where the site and surrounding development are physically and visually interrelated in respect of building form, mass, height and elevational details.
- 9.7 Policy BE4 relates to conservation areas and states that applications for the demolition of buildings which contribute to the character or appearance of a conservation area should be refused. As the building has not been locally listed, although its removal would have an impact, it is not considered that this would be a negative impact that would warrant refusal of this application. Policy BE4 further requires proposals to respect the character of the conservation area in terms of height, scale, form and materials. The proposed apartment block has been amended during the process of the application to give a more traditional design with a mixture of a gable and hipped roof to the south elevation, and a hipped roof to the north elevation.
- 9.8 Due to the increase in gradient from east to west along Hillside, properties increase in their profile on the escarpment when viewed from Sandgate Esplanade. The application site is at the end of Hillside and the proposed apartment building has been designed to ensure the main ridge line is no higher than the existing building and the approved extensions, although not yet built. The ridge height would be slightly lower than the ridge height of The Clintons.
- 9.9 There is a bungalow to the west of the application site No.10 Encombe, which is accessed from Encombe to the west, and although there would be a height difference between the proposed apartment block and this bungalow, it is acknowledged that there already is a height difference between the existing two-storey building and this bungalow, and so it is not considered that the height of the proposed apartment building would be any more detrimental to the street scene when viewed from The Esplanade. The height, width and depth of the proposed block closely follows the building scale of the extensions approved under Y15/700/SH and Y18/0588/FH. The building line is similar to The Clintons, and is set back from No.10 Encombe, although

acknowledging the lower ground floor extends further south into the site however, this would be set within the sloping ground level of the site, with different materials used, exposed stone, to ensure this element appears separate and less visually intrusive. As such the siting is considered acceptable.

- 9.10 The south elevation has been designed with two projecting elements to the ground and first floors, so that the building has articulation to break-up the massing. A hip and gable roof are proposed, details of which have been taken from surrounding properties. The top floor would be set within the roof, set back from the south facing elevation with an inset balcony, again to break-up the massing of the building. To the north facing elevation, the proposed apartment building would have a hipped roof and would appear as two-storeys, which is considered would integrate well within the street scene when viewed from Hillside. It is therefore considered that the proposal would integrate well within the street scene when viewed from The Esplanade.
- 9.11 The two-storey building to the north of the site would have a flat central roof, relating to the flat roof design of Robingate, with hipped sides to relate to pitched roofs within the surrounding area and also to relate to the proposed apartment building to link the development together. The render and slate roof for both the two-storey building and apartment block appear locally within the surrounding area.
- 9.12 It is therefore considered that in siting, scale and design the development is of a high standard that would appear acceptable within its surroundings. The proposed buildings are considered to comply with the provisions of policies SD1, BE1 and BE4 of the Local Plan Review, and emerging policy HB1 of the PPLP in terms of presenting a high standard of design, which would physically and visually interrelate with its surroundings and preserve the character of the conservation area.

Amenity

- 9.13 The apartment building has been designed with only two side facing windows which are to be high level to serve the living rooms of two flats on the ground and first floor with light to the centre of the building. These windows would not provide an outlook and would be secondary windows, with the main windows to these rooms to the rear (south facing elevation). The side facing windows would be conditioned to ensure they were above 1.7m from the finished floor level of the rooms in which they are installed. Other than these windows, no side facing windows are proposed, and the balconies to the south facing elevation would all have privacy screens, details of which would be conditioned. The two-storey building to the north of the site would not have any windows to the east facing elevation at first floor, thereby preserving the privacy of the neighbouring dwelling Robingale. A ground floor window is proposed to the east facing elevation however this would serve an en suite and would be conditioned to be obscure glazed. Therefore the proposed development is not considered to cause loss of privacy to any neighbouring property.
- 9.14 The proposed apartment block would be positioned closest to The Clintons to the east of the application site. The side elevation would retain the same building line as the existing property, retaining a separation distance of approximately 4m. There is a first floor side facing window and a side facing dormer window to The Clintons which currently receive some afternoon sunlight from the south. The proposed building

would be positioned on the same building line and would have the same ridge height and roof outline, therefore the impact on light to this neighbouring property is considered to be similar to the existing situation and not significantly detrimental to warrant refusal. A sunlight and daylight study is submitted as part of this application which concludes that the deduction in daylight to the windows of the neighbouring buildings is less than the value that is considered to represent a notable impact.

- 9.15 To the west of the application site is No.10 Encombe. The proposed apartment block would have a separation of approximately 6m between the main side elevation of the proposed building and the bungalow. This separation would be reduced to 5m at two points where the window projections are proposed. During the application process, the proposal has been amended and the separation distance between No.10 Encombe and the proposed apartment block has been increased slightly, so is a betterment on the proposal assessed within the sunlight and daylight study which was already assessed as having a less than significant impact.
- 9.16 In terms of the proposed two-storey building to the north of the site, it would be positioned a sufficient distance away from the side of Robingale to not cause a detrimental impact in terms of loss of light.
- 9.17 The two buildings have been designed with all habitable room windows having an outlook and all flats would achieve suitable sized rooms and adequate light and outlook to all habitable rooms in accordance with emerging policy HB3 of the PPLP. Saved policy SD1 of the Shepway District Local Plan Review, HB1 of the PPLP and the NPPF (paragraph 17) require that consideration should be given to the residential amenities of both neighbouring properties and future occupiers of a development.
- 9.18 Whilst the proposal would likely result in a modest increase in activity due to increased car movements, the access would remain as existing and the most affected neighbouring properties are all large detached houses set back in the plots with some distance to the road. As such, any increased disturbance would not be significantly detrimental to warrant refusal of the application.
- 9.19 As such it is considered that the proposal would not result in any significant harm to neighbouring or future occupier's amenity.

Highway Safety

- 9.20 Saved policy TR12 of the Local Plan Review and T2 of the PPLP states that new development, redevelopment or a change of use will only be permitted if it makes provision for off street parking on or near the site in accordance with the current maximum vehicle parking standards. This proposal utilises an existing onsite parking area. The proposal would provide one space per flat and two visitor spaces for the development, nine spaces in total which is compliant with the Kent Design Guide Review: Interim Guidance Note 3 (November 2008). In addition, a secure cycle parking area is proposed.
- 9.21 The existing access into the site would remain and would be utilised. There is objection that the access into the site is not drawn correctly as it passes over private land however as the access is not changing and remains as existing, this is a private

matter between the two land owners and not a material planning consideration. Kent Highways raise no objection to the application following these amendments to achieve acceptable visibility splays within the application site and highway land.

Trees

9.22 The garden has been unmanaged for some years and is overgrown. Several elements of the woody vegetation would be removed to make way for the development but all are considered to have a low or minimal value. The larger and more valuable trees are mostly near the north and south boundaries of the site, and would be unaffected by the proposal (including the TPO trees). Tree protection measures would be conditioned to ensure they are protected during construction. The Council's Arboricultural Officer has recommendation that all recommendations made within the pre-development tree survey regarding tree removal, tree retention and protection shall be conditioned.

Ecology

9.23 The submitted ecological report concluded that none of the trees and buildings have potential for roosting bats and KCC Ecology raise no objection, however recommend that lighting is controlled and request a condition.

Environmental Impact Assessment

9.24 In accordance with the EIA Regulations 2017, this development has been considered in light of Schedules 1& 2 of the Regulations and it is not considered to fall within either category and as such does not require screening for likely significant environmental effects.

9.25 The site is located within an area of land instability as defined on the Local Plan Proposals Map and saved policy BE19 of the Local Plan Review requires applications to demonstrate that the site can be safely developed without having an adverse impact on the slip area. A report demonstrating this has been requested from the applicant and a condition would be imposed on any planning permission which requires a detailed soil slope stability report to be submitted and approved before works commence.

Other Issues

9.26 The development would be connected to mains drainage for both foul and surface water.

Local Finance Considerations

9.27 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.

9.28 In accordance with policy SS5 of the Shepway Core Strategy Local Plan the Council has introduced a Community Infrastructure Levy (CIL) scheme, which in part replaces planning obligations for infrastructure improvements in the area. The CIL levy in the application area is charged at £109.40 per square metre for new residential floor space.

9.29 The New Homes Bonus Scheme provides for money to be paid to the Council when new homes are built within the district for a four year period. The New Homes Bonus funding regime is currently under review and is anticipated to end. In this case, an estimated value of the New Homes Bonus as a result of the proposed development would be £ 8,908.13 for one year and £ 35632.54 for 4 years when calculated on the basis of the notional council tax Band D on which NHB is based. If an authority records an overall increase in new homes in any one year, but this increase is below the 0.4% threshold, the authority will not receive any New Homes Bonus funding relating to that particular year. New Homes Bonus payments are not a material consideration in the determination of this application.

Human Rights

9.30 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.

9.31 This application is reported to Committee due to the objection from Sandgate Parish Council.

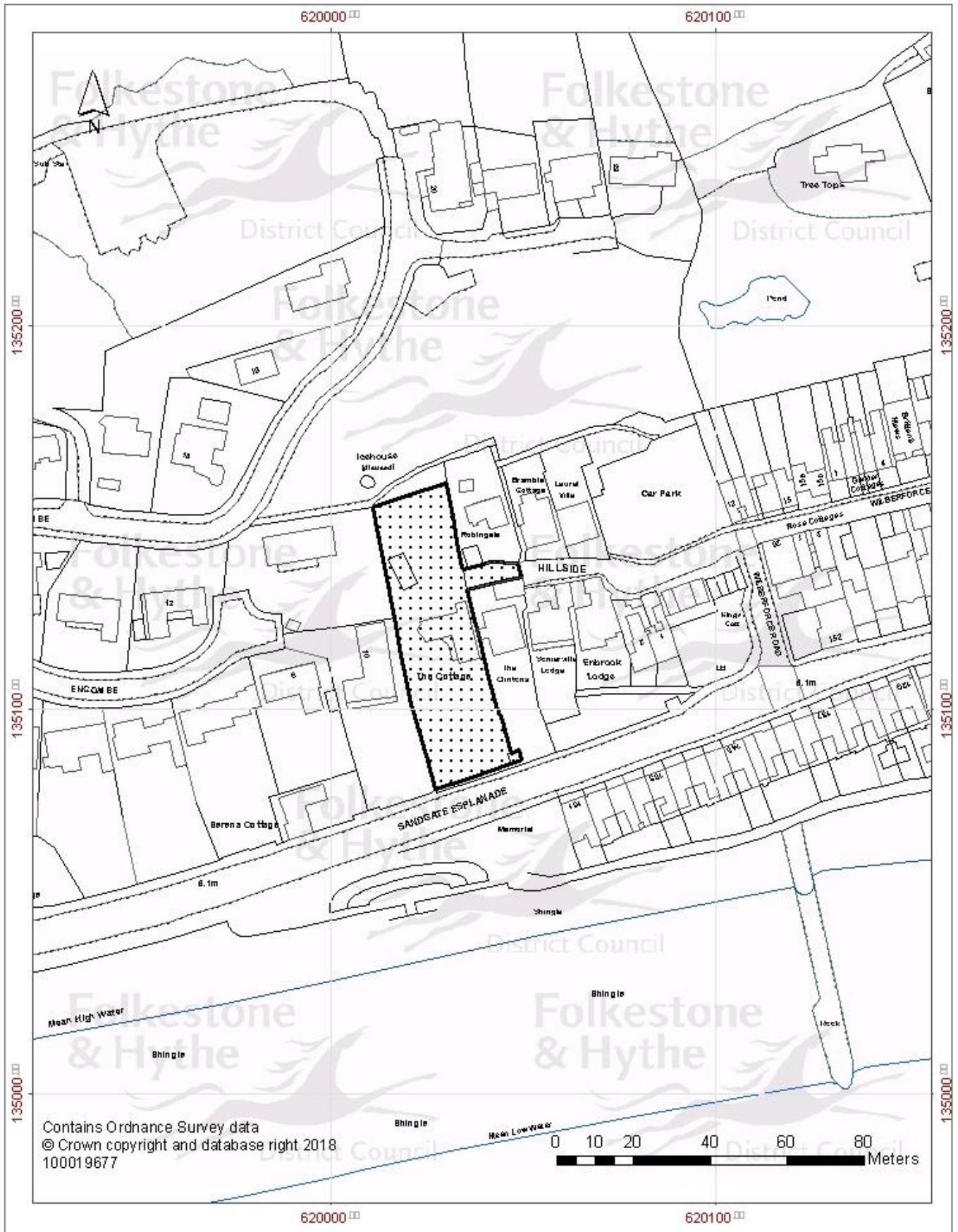
10.0 BACKGROUND DOCUMENTS

10.1 The consultation responses set out at Section 5.0 and any representations at Section 7.0 are background documents for the purposes of the Local Government Act 1972 (as amended).

RECOMMENDATION – That delegated authority be given to the Development Management Manager to grant planning permission subject to the following conditions, subject to the receipt of a soil stability report that demonstrates that the site can be satisfactorily developed without adversely affecting the stability of the site and neighbouring land and property; and that delegated authority be given to the Development Management Manager to agree and finalise the wording of the conditions and add any other conditions that she considers necessary:

1. Standard time condition
2. Approved plan numbers
3. Materials
4. Construction management plan
5. Provision and retention of vehicle parking spaces
6. Details of cycle parking
7. Two-way traffic sign at the junction of Wilberforce Road and Hillside.
8. Tree protection measures
9. Windows to be high level above 1.7m to east elevation.
10. Privacy screens
11. Landscaping details
12. Lighting design strategy for biodiversity and ecological enhancements
13. Soil stability

Y18/0196/SH
The Cottage
Hillside
Sandgate



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Agenda Item 6

DCL/18/35

Application No:	Y18/1077/FH
Location of Site:	Chapel Cottage, Lymbridge Green, Stowting Common
Development:	Erection of two holiday lets together with access and parking.
Applicant:	Mrs Philippa Hawley
Date Valid:	23.08.18
Expiry Date:	18.10.18
Date of Committee:	26.02.19
Officer Contact:	Louise Daniels

SUMMARY

This application is for the erection of two detached buildings following demolition of the existing workshop and store to provide two holiday let units. The site is outside any defined settlement boundary within the countryside, within the hamlet of Stowting Common. Stowting Common is not included within the settlement hierarchy as set out in the Core Strategy. The need and demand for this type of accommodation in this unsustainable location has not been demonstrated and no viability information has been submitted with the application. As such the development would result in a tourism facility that is in an unsustainable location and which has not been demonstrated to be financially viable or have any significant economic benefits locally. The proposed internal floor area would not meet the space standards as set out in emerging policy and so would provide a poor level of accommodation for future guests. The design, materials and scale of the proposed buildings are considered to be acceptable on the setting of the AONB and locally designated Special Landscape Area (SLA), and there would be no detrimental impact upon neighbouring amenity.

RECOMMENDATION: That planning permission be refused for the reasons set out at the end of the report.
--

1.0 THE PROPOSAL

- 1.1 The two existing outbuildings would be removed and two buildings erected, to provide two holiday let units. The buildings would be joined together by a canopy with gravel terrace and bike storage below. Both buildings would provide self-contained accommodation with each having a double bedroom, bathrooms, and open plan living, kitchen and dining area. A mezzanine area for children to sleep in is also proposed in each building.
- 1.2 The buildings would be modern in design with pitched roofs, with wooden cladding to the roof and elevations with large aluminium framed glass doors and windows to the front elevation. Sky lights are also proposed with low level windows within the bedrooms.

- 1.3 A detached store is also proposed adjacent to the holiday lets, which would be lower in height but finished with the same materials. The store would be used for storage in association with the holiday lets. The plans state that part of the existing store would be retained and reconfigured to provide this building.
- 1.4 Vehicular parking would be provided to the front of the buildings with a gravel surface and a gravel driveway created to follow the side boundary of the site, formalising what is currently a grassed track.

2.0 SITE DESIGNATIONS

2.1 The following apply to the site:

- In the Kent Downs Area of Outstanding Natural Beauty (AONB)
- Special Landscape Area (SLA)
- Outside the settlement boundary
- Groundwater source protection zone

3.0 LOCATION AND DESCRIPTION OF SITE

- 3.1 The application site is the rear garden of the residential property known as Chapel Cottage which is situated at Lymbridge Green, Stowting Common within the parish of Stowting. The application site is occupied by two dilapidated outbuildings which are approximately 45m to the north-east of Chapel Cottage. The buildings are adjacent to each other in a linear form with the rear elevation following the north east boundary of the site.
- 3.2 The smallest building is the breeze block store which has a height of 2.4m and is labelled as A on the submitted plans. The second building is comprised of three parts, a workshop and two smaller store additions, labelled as B on the submitted plans. The workshop is slightly larger and is of breeze block construction with a timber roof at a height of 3.4m with two stores attached which are timber framed and have a lower height of 2.7m.
- 3.3 There is an existing vehicular access into the site, located just to the north-west of Chapel Cottage. This provides off-road parking to the front of the detached garage for the residential dwelling. There is a five bar gate to the side of the garage with a grass track which passes the detached garage and follows the side boundary of the site to the rear where the two outbuildings are located.

4.0 RELEVANT PLANNING HISTORY

4.1 None.

5.0 CONSULTATION RESPONSES

5.1 Consultation responses are available in full on the planning file on the Council's website <https://searchplanapps.folkestone-hythe.gov.uk/online-applications/>. Responses are summarised below.

5.2 Stowting Parish Council
No comments received

5.3 Southern Water
Applicant is advised to consult the Environment Agency (EA) regarding the use of a septic tank drainage which disposes of effluent to sub-soil irrigation. The owner of the premises will need to maintain the septic tank to ensure its long term effectiveness. The site is within a Source Protection Zone as defined under the EA's Groundwater Protection Policy and as such reliance is put with the EA to ensure the protection of the water supply source.

5.4 Environment Agency
No objection subject to conditions securing a remediation strategy if contamination is found, and requiring the submission of a foul and/or surface water drainage strategy to the Local Planning Authority.

5.5 Kent Fire & Rescue Service
No objection, the means of access is satisfactory.

5.6 KCC Ecology
No objection following the submission of a bat scoping survey.

5.7 Arboricultural Manager
No objection, no significant arboricultural constraints present

6.0 PUBLICITY

6.1 Neighbours notified by letter. Expiry date 10.10.18

7.0 REPRESENTATIONS

7.1 None received.

8.0 RELEVANT POLICY GUIDANCE

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

8.2 The following saved policies of the Shepway District Local Plan Review apply:
SD1, BE1, BE8, TR11, TR12, CO1, CO4, CO11

8.3 The following policies of the Shepway Local Plan Core Strategy apply:
DSD, SS1, SS3, SS5, CSD3, CSD4

8.4 The following policies of the Places and Policies Local Plan Submission Draft apply:
E3, HB1, HB3, NE2, NE3

8.5 The following Supplementary Planning Documents apply:

- 8.5 The following paragraphs of the National Planning Policy Framework 2018 apply:
83, 84, 172

9.0 APPRAISAL

Relevant Material Planning Considerations

- 9.1 The relevant issues for consideration are whether the proposal constitutes sustainable rural tourism in accordance with NPPF paragraph 83, Core Strategy policy CSD3 and PPLP policy E3; whether the proposal constitutes viable rural economic development; the impact upon the AONB and SLA; neighbouring amenity, trees and ecology and the level of accommodation for future guests and parking.

Sustainability

- 9.2 Paragraph 83 of the NPPF supports “the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings”. Although the application is within a rural area, this proposal is for a new business and is not part of an existing rural tourism business.
- 9.3 Policy CSD3 of the Core Strategy states that tourist, recreation and rural economic uses will be allowed within defined settlements in the Settlement Hierarchy. Where sites are unavailable within these settlements it may be acceptable on the edge of Strategic Towns and Service Centres, and failing that, Rural Centres and Primary Villages. Paragraph 4.62 of the Core Strategy states that the Settlement Hierarchy provides a framework for the planning system to concentrate development in selected locations across the district, and can maximise efficient use of existing infrastructure and support business and community facilities. The application site is outside any settlement boundary and Lymbridge Green in Stowting Common is not a rural centre or primary or secondary village. The Settlement Hierarchy seeks to maintain the character and integrity of the countryside, and protect small rural places, the extent of settlements is defined through boundaries separating settlements from open countryside. Focusing attention on these existing places underpins not only the protection of the district’s open countryside, but also seeks the achievement of sustainable places. Therefore, this unsustainable location for a tourist facility in the form of guest accommodation would not be supported by local policy as there would likely be other sites in more sustainable locations which could accommodate this type of tourist accommodation.
- 9.4 The sequential approach for locating such tourism facilities is further echoed in the emerging policy E3 in the Places and Policies Local Plan Submission Draft which states that planning permission will be granted in or on the edge of centres in the settlement hierarchy for proposals to provide new tourism development including hotels, guest houses, bed and breakfast, self-catering accommodation and new visitor attractions where the location is well related

to the highway network and is accessible by a range of means of transport, including walking and cycling and by public transport. The policy further states that new tourist accommodation in the countryside will only be permitted in exceptional circumstances where it can be demonstrated that available sites within or on the edge of settlements are not suitable and an open countryside location is needed. This application is for new guest accommodation and it has not been demonstrated within the application why the accommodation cannot be located within or on the edge of a settlement and why it is required to be located in Lymbridge Green in the open countryside, other than this is where the applicant lives.

- 9.5 Paragraph 83 of the NPPF goes on to state that support will be given to “sustainable rural tourism and leisure developments which respect the character of the countryside”. However, this is not considered to be a sustainable location. Stowting Common is situated a significant distance away from public transport with the closest train station being Sandling Station which is approximately 6.7 miles away and the closest bus stop being Tumulus Farm located on Stone Street, approximately 2.5 miles away. Therefore future occupiers would be heavily reliant on journeys carried out by private car representing an unsustainable form of development in the countryside. In addition, there are limited, if any, tourist attractions within the immediate area which would require people to stay within Stowting Common, other than to walk, hike, run and cycle as suggested by the applicant in the submitted Business Plan. Which, if considered to be a valid consideration, this would attract a very limited market. As the holiday lets are proposed to be self-catering, the distance to facilities has been assessed, with the closest pub/restaurant being The Tiger Inn which is located approximately 2.2 miles away, and the Five Bells pub/restaurant located approximately 2.4 miles away.
- 9.6 The Business Plan further states that the city of Canterbury is a 20 minute drive away, but if guests wanted to see Canterbury they would stay in or much nearer to Canterbury than this application site. The Business Plan also states that the Channel Tunnel is 15 minutes’ drive away, however this link is considered to be ambiguous as it is not clear why people using the Channel Tunnel would stay in this location over and above other hotels, guest houses in closer proximity to the Channel Tunnel if they wished to use it. People using the Channel Tunnel for travel are more than likely to require an overnight stay however the shortest stay proposed for these holiday lets is 2-3 nights. The coastal towns of Folkestone, Hythe and Sandgate have also been included within the Business Plan as reasons why people would stay at Lymbridge Green, however, officers do not consider this to be a valid reason as to why people would stay in this location. If they wanted to visit these locations, they would stay within or closer to these coastal towns. Notwithstanding this, to visit Canterbury, Folkestone, Hythe or Sandgate would require the private use of a car, again further demonstrating that the site is in an unsustainable location.
- 9.7 It is acknowledged that paragraph 84 of the NPPF states that there should be recognition that to meet local business and community needs in rural areas, sites may have to be found adjacent to or beyond existing

settlements, and in locations that are not well served by public transport. However, it is considered that it has not been sufficiently demonstrated that there is an adequate demand and need for holiday let accommodation in this particular location, over and above other locations which are more sustainably located within defined settlements, or on the edge of Strategic Towns or Service Centres, Rural Centres, Primary or Secondary Villages.

- 9.8 The NPPF states that in these circumstances the development should provide opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The NPPF states that use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist. However, the proposal is not considered to be well-related to existing settlements and as the proposal is small scale it would not be proportionate for the development to improve public transport to the area.

Viability

- 9.9 The site is situated outside any defined settlement boundary, within the countryside and new isolated residential development is resisted by paragraph 79 of the NPPF and local plan policies which seek to protect the countryside by directing new residential development to existing settlements where the location is sustainable. Emerging policy E3 in the Places and Policies Local Plan Submission Draft also states that planning permission for new tourism development in the countryside would only be granted where the development is viable and would have significant economic and other benefits to the locality.
- 9.10 A viability statement has not been submitted with the application, only a business plan which is considered to be poor and to lack substance with projected costs based on holiday lets throughout Kent, some being in more sustainable locations than this application site, and on the assumption that the accommodation would be occupied for at least 20-25 weeks of the year with no expenses listed. The building works cost has not been set out, with a caveat of “subject to specification” but there is no breakdown provided. There is concern that the proposal may be of too high specification to make the business viable in the long run and given the remote location, that there would not be sufficient demand to keep the holiday let business running.
- 9.11 It is acknowledged that a supporting letter from the holiday lettings company ‘Mulberry Cottages’ has been submitted with the application which states that they are confident in the success of the venture as a profitable holiday letting business. The submitted Business Plan lists the benefits of advertising and marketing with Mulberry Cottages who would require 20 weeks availability. The remaining weeks would be advertised by the applicant via “own website, local tourist information services, social media and personal networking to bring in rentals for the remaining 27-32 weeks of the year”. However, as there has been no viability statement submitted and as the Business Plan lacks detail, it is considered that it has not been sufficiently demonstrated that the new business would be viable or that there

would be significant economic benefits to the local area to justify overriding the unsustainable location due to the small scale of the proposal . As such the proposal is considered to be contrary to emerging policy E3 of the Places and Policies Local Plan Submission Draft.

Setting and Character of the AONB and SLA

- 9.12 The site is within the Kent Downs AONB and so the impact of the proposal, and the cumulative effect on the AONB and its setting needs to be carefully assessed. The site is also within the locally designated SLA and policy CO4 of the Local Plan seeks to protect or enhance the natural beauty of the SLA.
- 9.13 Policy CSD4 of the Core Strategy states that ‘planning decisions will have close regard to the need for conservation and enhancement of natural beauty in the AONB and its setting, which will take priority over other planning considerations. The NPPF, paragraph 172 also states that great weight should be given to conserving and enhancing landscaping and scenic beauty in the AONB. The existing buildings are in a poor state of repair and the proposal is to remove and build replacement buildings, with the exception of the small store building. Paragraph 5.33 of the Core Strategy states that there is a particular sensitivity around new buildings and structures in the countryside. This is especially so in landscapes such as the AONB. It is accepted that the buildings on site are in poor condition and because of this they do not contribute to the character and appearance of the local area by virtue of their historic traditional or vernacular form, and therefore their removal is considered to be acceptable. However, given the countryside location, buildings should be converted without requiring substantial alteration, extension or rebuilding. Having said this, the proposal is to replace the existing buildings as they are visually in poor condition.
- 9.14 In terms of the design and visual appearance of the proposal, the buildings are considered to be of a high standard of design, with appropriate materials for the countryside location with timber cladding proposed to the elevations and roof of the buildings. Policy NE3 of the Places and Policies Local Plan requires development within the AONB to reinforce and response to, rather than detract from, the distinctive character and special qualities including tranquillity of the AONB. As well as the design scale, setting and materials of developments being appropriate to the AONB.
- 9.15 Although the height of the buildings would be 4.4m to the ridge, which would be higher than the existing buildings with the maximum existing height being 3.4m, the site is screened by dense vegetation and considering the timber cladding finish, it is considered that the proposed design scale and materials would fit well within the site and would not be harmful to the setting and character of the AONB or the SLA.
- 9.16 However, by providing living accommodation in this location, to the rear of existing residential properties, the proposal would be introducing activity in this location which currently is used as residential garden. To introduce regular comings and goings from guests arriving and departing together with daily activities, would change the tranquillity of the area. Although

considering this change in tranquillity, it is not considered that the provision of two holiday let's would result in such a significant impact to warrant refusal on this ground.

Residential Amenity

9.17 Considering the location of the site, to the rear of an existing residential dwelling which is surrounded by thick vegetation, and with neighbouring dwellings set a good distance away, with the closest dwelling Lymbridge Green Farm Cottage approximately 20m away, it is not considered that the proposed holiday lets would have a negative impact upon neighbouring amenity. No side facing or rear facing windows are proposed, so all outlooks from the holiday lets would be focussed into the application site. As such, the proposal is considered to be compliant with policy SD1 of the Shepway District Local Plan Review which seeks to safeguard and enhance the amenity of residents.

9.18 The proposed internal floor space for each of the holiday lets would measure approximately 40 sqm, not accounting for the children's sleeping deck above. Policy HB3 of the Places and Policies Local Plan requires a floor area of 50 sqm for a two person, single storey dwelling. Although it is acknowledged that the proposal would not be providing permanent residential dwellings, it would be providing residential accommodation and as holiday lets fall within the same use class as residential (Class C3) the space standards policy therefore applies. The proposal would therefore be in conflict with this policy, and as such it is considered the development would result in a poor level of accommodation for future guests.

Trees and Ecology

9.19 Following the submission of the bat scoping survey, KCC Ecology raise no objection to the proposal. The proposal is considered to comply with policy CO11 of the Shepway District Local Plan Review, policy CSD4 of the adopted Shepway Core Strategy Local Plan 2013 and emerging policy NE2 of the Places and Policy Local Plan Submission Draft.

9.20 There are no TPO trees present on site and there are not considered to be any significant arboricultural constraints present, as such the Councils Arboriculture Officer raises no objection to the proposal.

Highway Safety

9.21 Policy TR12 of the Local Plan states that new development, redevelopment or a change of use will only be permitted if it makes provision for off street parking on or near the site in accordance with the current maximum vehicle parking standards. This proposal utilises an existing entrance into the site and proposes sufficient parking to the rear in front of the holiday lets. It is not considered that intensification of this access would be unacceptable in terms of highway safety as the access is off a cul-de-sac road.

Environmental Impact Assessment

9.22 In accordance with the EIA Regulations 2017, this development has been considered in light of Schedules 1 & 2 of the Regulations and it is considered to fall within Schedule 2 and although under the threshold for screening schedule 2 projects, it requires screening as the application site is within a sensitive area (*AONB*). A screening opinion has been carried out by the Council and has concluded that the development is not EIA development and as such an Environmental Statement was not required.

Local Finance Considerations

9.23 In accordance with policy SS5 of the Shepway Core Strategy Local Plan the Council has introduced a Community Infrastructure Levy (CIL) scheme, which in part replaces planning obligations for infrastructure improvements in the area. Although the proposal is for holiday lets, the proposed buildings would be in C3 use and are therefore liable for CIL charging. The CIL levy in the application area is charged at £138.94 per square metre (plus inflation) for new dwellings.

Human Rights

9.24 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.

9.25 This application is reported to Committee at the request of Cllr Hollingsbee as the Parish Council have made no objections, and there are different views on sustainability and viability of the two holiday lets.

10.0 BACKGROUND DOCUMENTS

10.1 The consultation responses set out at Section 5.0 and any representations at Section 7.0 are background documents for the purposes of the Local Government Act 1972 (as amended).

RECOMMENDATION – That planning permission be refused for the following reasons:

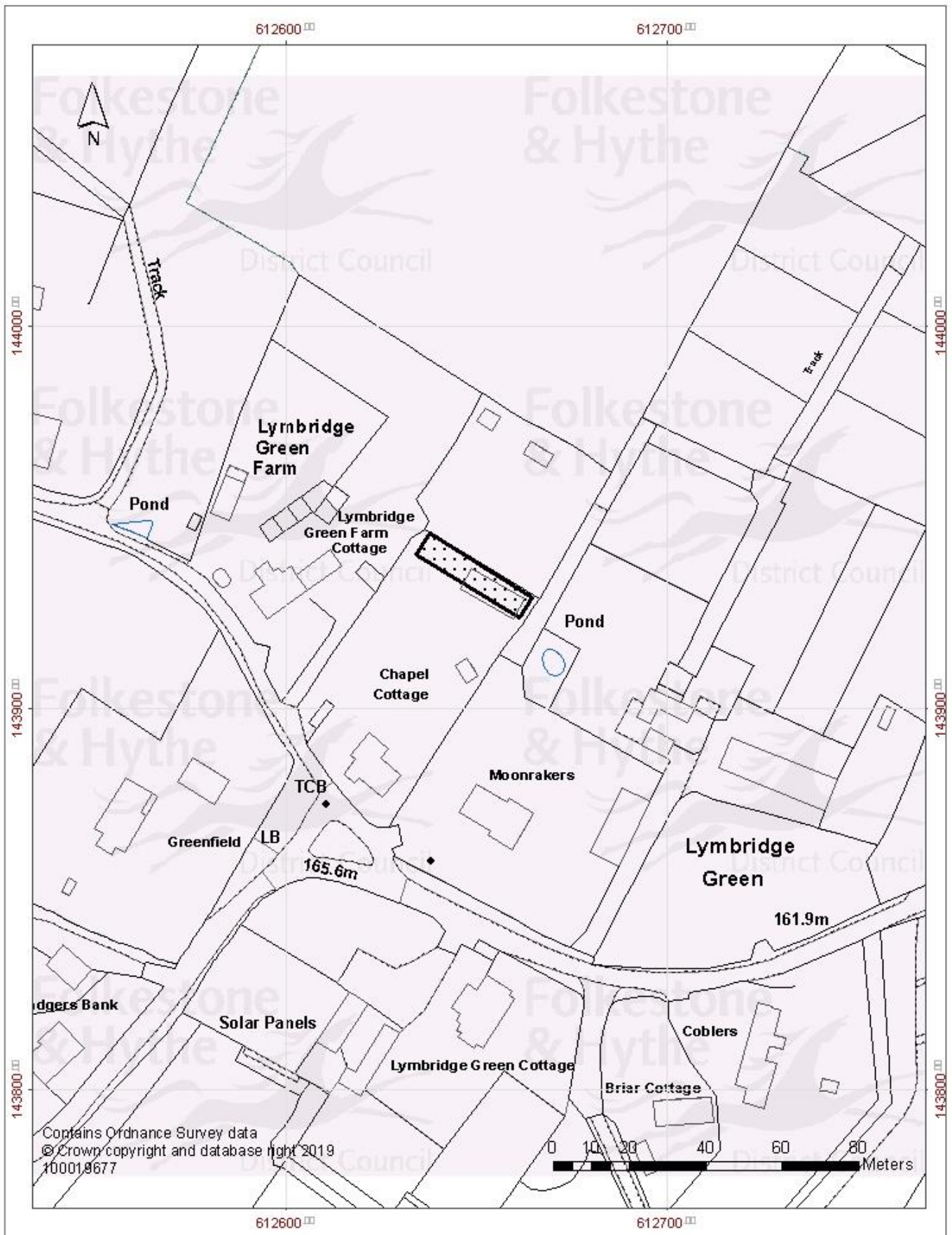
1. The proposed development, due to being outside any defined settlement boundary and not within a rural centre or primary village as set out in the

Settlement Hierarchy of the Core Strategy, would result in an unsustainable tourism facility with poor access to services. The application has also failed to demonstrate that there is sufficient need or demand for this tourism facility or that it would be viable and as such has failed to demonstrate that the proposal would not result in unnecessary development in the countryside resulting in harm to its intrinsic character. The proposal is therefore contrary to policies CSD3 of the Core Strategy Local Plan and E3 of the Places and Policies Local Plan Submission Draft and paragraphs 83 and 84 of the National Planning Policy Framework, which seek to protect the countryside by requiring new tourism accommodation to be located in sustainable places which are well related to the highway network and are accessible by a range of means of transport, including walking and cycling and by public transport.

2. The proposed development would fail to provide sufficient internal floor space, contrary to policy HB3 of the Places and Policies Local Plan Submission Draft, resulting in an unacceptable level of amenity and providing a poor level of accommodation for prospective users.

DCL/18/35

Y18/1077/FH
Chapel Cottage
Lymbridge Green
Stowting Common



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APPEALS MONITORING INFORMATION – 2nd & 3rd QUARTER 01.07.18 – 31.12.18

Application No: Y17/0732/SH

Site Location: East Kent Hunt Kennels Cullens Hill Elham Canterbury

Proposal: Felling of five Sycamores subject of Tree Preservation Order No 6 of 2017

Officer Recommendation: - **Committee Decision:** **Delegated Decision:** Refused

Outcome: Appeal Dismissed **Date of Decision:** 11th October 2018 **Costs Awarded:**

Application No: Y18/0682/FH

Site Location: 1 Channel Villas 106 - 110 Sandgate High Street Sandgate Folkestone

Proposal: Replacement front door and windows from timber to composite.

Officer Recommendation: - **Committee Decision:** **Delegated Decision:** Refused

Outcome: Appeal Dismissed **Date of Decision:** 30th October 2018 **Costs Awarded:**

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Application No: Y18/0492/SH

Site Location: 33 Cheriton Road Folkestone Kent CT20 1BY

Proposal: Change of use and conversion of ground floor from nursery (Class D1) to self-contained residential flat (Class C3).

Officer Recommendation: - **Committee Decision:** - **Delegated Decision:** Refused

Outcome: Appeal Dismissed **Date of Decision:** 5th November 2018 **Costs Awarded:**

Application No: Y18/0058/SH

Site Location: Garden Flat 40 Earls Avenue Folkestone Kent

Proposal: Replacement uPVC windows to basement flat.

Officer Recommendation: - **Committee Decision:** - **Delegated Decision:** Refused

Outcome: Appeal Dismissed **Date of Decision:** 6th November 2018 **Costs Awarded:**

Application No:	Y17/1445/SH
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Site Location:	162 Sandgate Road Folkestone Kent CT20 2LH		
Proposal:	Erection of pair of semi-detached houses with associated access and landscaping, following demolition of existing store and garage buildings.		
Officer Recommendation:	-	Committee Decision:	-
Outcome:	Appeal Dismissed	Date of Decision:	6th November 2018
		Delegated Decision:	Refused
		Costs Awarded:	

Application No:	Y17/0886/SH
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Site Location:	Land Adjoining 3 Millfield Folkestone Kent		
Proposal:	Section 73 application to vary condition 2 (approved plans) of planning permission Y15/1164/SH (Erection of a terrace of 3 x three-storey town houses) for a change in position of the building and a change to the eave detail to Plot C.		
Officer Recommendation:	Approve	Committee Decision:	Refused
Outcome:	Appeal Allowed	Date of Decision:	15 th November 2018
		Delegated Decision:	
		Costs Awarded:	Costs Claim Refused

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Application No:	Y17/0314/SH
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Site Location:	65 Radnor Cliff Folkestone Kent CT20 2JL		
Proposal:	Construction of two pairs of three-storey, semi-detached houses following demolition of existing house and garage.		
Officer Recommendation:	-	Committee Decision:	-
Outcome:	Appeal Allowed	Date of Decision:	15th November 2018
		Delegated Decision:	Refused
		Costs Awarded:	

This Report will be made public on 18 February 2019

Report Number **DCL/18/33**

To: Planning and Licensing Committee
Date: 26 February 2019
Status: Non key decision
Responsible Officer: Llywelyn Lloyd, Chief Planning Officer

SUBJECT: PLANNING CONTRIBUTIONS SECURED THROUGH SECTION 106 AGREEMENTS AND COMMUNITY INFRASTRUCTURE LEVY

SUMMARY:

Some planning decisions are subject to Section 106 (S106) legal agreements that require 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.

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 reviewed by the East Kent Audit Partnership in 2014 the resulting report recommended that the position regarding planning obligations that involve financial contributions should be reported to members on an annual basis. With the introduction of CIL in 2016 the report now also includes CIL contributions.

REASONS FOR RECOMMENDATIONS:

The Committee is asked to note the recommendations set out below so that there is a clear and transparent record regarding financial contributions required and received by the Council as a result of the planning process.

RECOMMENDATIONS:

1. To receive and note report DCL/18/33
2. To receive and note Appendix 1.

1. BACKGROUND

- 1.1 The objective of the East Kent Audit Partnership review in 2014 was to provide assurance on the adequacy and effectiveness of the procedures and controls established to ensure all Section 106 agreements are correctly administered and adequate monitoring is undertaken of monies held. These procedures and controls are reviewed by the East Kent Audit Partnership every 4 years with the current review nearing completion.
- 1.2 Two of the key recommendations of the 2014 report were that Section 106 obligations should be recorded and monitored regularly to ensure that the Council is receiving all of the monies due under the legal agreements and that an update report should be provided to the then Development Control Committee at least on an annual basis. The last report to the now Planning and Licensing Committee was in January 2018 and it was resolved that a S106 report, incorporating the CIL report will be reported to the Planning and Licensing Committee within the January of each year as an established agenda item, so as to ensure the recommendations of the audit report are met and that information relating to the collection and allocation of monies from S106 legal agreements and CIL is publically available.
- 1.3 The Council's Community Infrastructure Levy (CIL) scheme was adopted in August 2016. The monies due and received under CIL payments are monitored to ensure the Council receives all the monies due.
- 1.4 The basis for collecting contributions is planning policy SS5 of the Council's adopted Core Strategy Local Plan, as well as other policies within the Local Plan relating to requirements for open and play space provision. The aim of S106 contributions is to mitigate the impact of development on local services such as local schools and social care facilities etc and to ensure that, where provision is not made on site. off site mitigation is provided. S106 contributions for these services can only be sought on major residential schemes of 10 units or more, whereas under the Council's adopted CIL charging schedule CIL payments are required for all new housing schemes subject to exemptions and also some retail developments. It is important to note that S106 contributions can only be required to mitigate the impact of development, whereas CIL contributions are collected to fund wider infrastructure requirements across the district.
- 1.5 Changes introduced by the Community Infrastructure Levy Regulations 2010 and the introduction of a CIL in Shepway have reduced the amount of contributions which are now collected through the S106 process, as in many cases monies are now collected through CIL instead, or such collection is no longer allowed by the regulations. However, affordable housing is still required to be delivered through S106 agreements as well as infrastructure that is specifically required as a result of the development, for example a new school or on or off site play and open space, which still has to be funded or delivered through S106 agreements.
- 1.6 Bi-monthly meetings are held between the Development Management Manger and the Finance Officer to reconcile the records relating to S106 monies paid in, paid out and the balance held. Similar meetings are being set up with regard to CIL monies between the Strategic Policy Officer and the Finance Officer.

- 1.7 In 2016 an officer S106 and CIL working group was established. This meets bi-monthly and is led by the Corporate Director for Customer, Support and Specialist and includes officers from Planning, Legal, Finance, Housing and Property Services. The working group ensures that funds held by the Council are appropriately distributed and allocated in accordance with s106 requirements.

2. REVIEW OF MONIES HELD

- 2.1 The table below summarises the income received and payments made for all S106 agreements since 1st April 2015.

	Receipts	Payments	
	£	£	£
Balance at 31 March 2015			-1,517,450
2015/16	-549,567	622,805	
2016/17	-965,564	441,127	
2017/18	-2,050,935	1,470,228	
2018/19 (to 31 December 2018)	-450,620	119,348	
Total	-4,016,686	2,653,508	-1,363,178
Balance at 31 December 2018			-2,880,628

- 2.2 The balance of S106 income at 31 December 2018 of £2,880,628 is held for the following purposes:

	£	£
Kent County Council		
Social Care	126,641	
Libraries	32,339	
Education	307,364	
Community Learning	3,008	
Youth Services	11,561	
Transport related	60,060	
Other	380	
Total KCC		541,353
Other third parties	95,994	95,994
Folkestone & Hythe District Council		
Affordable housing	1,629,069	
Open space & play	247,151	
Other community use	367,061	
Total FHDC		2,243,281
Total S106 held		2,880,628

2.3 The table below summarises the income received under CIL since 1st August 2016. One of the purposes of CIL, particularly related to the neighbourhood proportion, is to incentivise communities to accept growth. The levy places a responsibility on the Council to pass a 'meaningful proportion' of CIL receipts to parish/town councils twice a year. Government Regulations enacted on 25th April 2013 require that the meaningful proportion should be 25% of CIL receipts where a Neighbourhood Plan is in place and 15% in other areas (capped at £100 per dwelling). The local meaningful proportion does not have to be spent purely on infrastructure but may be used to fund other measures as long as they address demand placed by development in the area. Where possible the Council and town and parish councils are encouraged to identify agreed priorities for infrastructure in order that both CIL and the 'local proportion' is focused on delivering these priorities.

Site / scheme	Planning ref	Total CIL liability	Total CIL received	Notes
5 Dunstall Gardens St Marys Bay Romney Marsh	Y16/0933/SH	£2,685	£2,685	
Charlier House 8 - 12 Stade Street Hythe	Y16/0987/SH	£13,300	£13,300	
Land Adjoining Acorns Barnhurst Lane Hawkinge	Y17/0594/SH	£9,704	£9,704	
47 Kingsway Dymchurch Romney	Y17/0830/SH	£4,678.5	£4,678.5	
Sea Close Canongate Road Hythe Kent	Y17/1385/SH	£25,162	£25,162	
Ingles Meadow Ingles Road Folkestone	Y17/0710/SH	£42,141.97	£10,535.49	Payment by instalments agreed
69A Seabrook Road Hythe Kent CT21 5QW	Y17/1022/SH	£104,000	£52,000	Payment by instalments agreed
		TOTAL	118,064.99	

2.4 Appendix 1 is an extract from the monitoring spreadsheet and shows the applications on which S106 contributions have been sought, the amounts received and, where applicable, what they have been spent on, since January 2015.

3. RISK MANAGEMENT ISSUES

- 3.1 There are set out in the East Kent Audit Partnership's reports and are not relevant to this report which is for information purposes only.

4. LEGAL/FINANCIAL AND OTHER CONTROLS/POLICY MATTERS

4.1 Legal Officer's Comments (DK)

There are no legal implications arising directly out of this report. The Council's CIL payments received must be implemented in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and applicable guidance notes.

4.2 Finance Officer's Comments (LH)

All the financial information covered in the report has been produced with Finance.

4.3 Diversities and Equalities Implications (GE)

There are no equalities implications directly arising from this report.

5. CONTACT OFFICERS AND BACKGROUND DOCUMENTS

Councillors with any questions arising out of this report should contact the following officer prior to the meeting

Lisette Patching – Development Management Manager

Telephone: 01303 853448

Email: lisette.patching@folkestone-hythe.gov.uk

James Hammond – Strategic Policy Officer

Telephone: 01303 853435

Email: james.hammond@folkestone-hythe.gov.uk

The following background documents have been relied upon in the preparation of this report:

None

Appendices:

Appendix 1 – Table of S106 Financial Contributions

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Section 106 Agreement - contributions received

APPLICATION	ADDRESS	DATE SIGNED	TYPE	AMOUNT DUE	TRIGGERS	REPAYMENT TIMESCALE	AMOUNT PAID	DATE RECEIVED	AMOUNT PAID	DATE RECEIVED	AMOUNT PAID	DATE RECEIVED	BALANCE	MOVEMENT	BALANCE C/F	PROJECT CONTRIBUTION USED FOR			
Y18/0066/SH	Land at Park Farm Road Folkestone	04.06.18	Travel plan monitoring	£5,00.00	Prior to first occupation	10 years from date of receipt of payment										To be used by KCC for monitoring travel plan			
Y17/1377/SH	Kengate Industrial Estate 142 Dymchurch Road Hy7the	06.10.18	Employment Initiative	£147,500	Prior to commencement	10 years from date of payment										Refurbishment of off site industrial space or alternative employment initiatives in the district			
			Off site highway works	£5,000	Prior to commencement	10 years from date of payment										Off site highway works to include extension of double yellow lines in Military Road on the A259 & associated road lining & signing			
			Traffic Regulation Order	£2,995.00	Prior to commencement	10 years from date of payment										Traffic Regulation Order to enable the installation of off site highway works			
			Indexation																
				£155,495.00															
Y17/1099/SH (Y12/0897/SH)	Folkestone Seafront	DoV 25.09.18	Libraries	£67.03 per dwelling	180th dwelling, 420th, 600th	15 years from date of payment													
			Access Management Contribution	£200,000	50% 360th dwelling occupation, 50% 480th dwelling occupation	15 years from date of payment													
			Adult learning contribution	£21.34 per dwelling	180th dwelling, 420th, 600th	15 years from date of payment													
			Footpath contribution	£100,000	occupation of 60th dwelling	15 years from date of payment													
			facilities and social care	£106.74 per dwelling	180th dwelling, 420th, 600th	15 years from date of payment													
			Playspace contribution	£302 per dwelling	Upon occupation of every 60 dwellings and occupatiou of final dwelling	15 years from date of payment													
			Primary Education	£2987.50 per dwelling	Upon occupation of every 60 dwellings and occupatiou of final dwelling	15 years from date of payment													
			Tontine street	£150,000	Commencement of development	15 years from date of payment													
			Youth and community	£70.60 per dwelling	180th dwelling, 420th, 600th	15 years from date of payment													
			VMS contribution	£30,000	commencement of phase 5 or 6	15 years from date of payment													
			travel plan monitoring	£10,000	prior to occupation	15 years from date of payment													
			Junction 5 contribution	£50,000	occupation of 240th dwelling	15 years from date of payment													
			Monitoring fee	£7000 *Supplementary monitoring fee of £xx per year after 7 years	Commencement of development														
			Leas Lift (Community Facilities)	£500,000	Prior to occupation of 1st dwelling of Phase 1	15 years from date of payment													
				£250,000	Prior to occupation of 50th dwelling of Phase 5	15 years from date of payment													
			Sea Sports (Community Facilities)	£200,000	Prior to occupation of 1st dwelling of Phase 4	15 years from date of payment													
			Public Space & Parking (Community Facilities)	£250,000 Leas Lift Contribution if not used		15 years from date of payment													
GP contribution (Community Facilities)	DxPx£360 (see DoV)	Prior to occupation of 100th dwelling, & thereafter every 100th dwelling	15 years from date of payment																
Beach facilities	£500,000 - £800,000	Prior to Phase 5	15 years from date of payment																
Affordable housing	Residue of Community Facilities Contribution		15 years from date of payment																

Section 106 Agreement - contributions received

APPLICATION	ADDRESS	DATE SIGNED	TYPE	AMOUNT DUE	TRIGGERS	REPAYMENT TIMESCALE	AMOUNT PAID	DATE RECEIVED	AMOUNT PAID	DATE RECEIVED	AMOUNT PAID	DATE RECEIVED	BALANCE	MOVEMENT	BALANCE C/F	PROJECT CONTRIBUTION USED FOR					
			Indexation																		
Y17/0105/SH	Land adjoining Enterprise Way Link Park	08.09.17 DoV	See Y09/0145/SH																		
Y16/1122/SH	Land rear of Rhodes House Main Road Sellindge	07.01.19	Healthcare	£360 per predicted occupant in a minimum sum of £136,800	£27,360	Prior to occupation of 20% of dwellings										Improving Sellindge Surgery to mitigate impact of development					
					£109,440	Prior to occupation of 50% of dwellings											Improving Sellindge Surgery to mitigate impact of development				
			Community learning	£21.08 per dwelling up to max of £3,414.40		50% prior to occupation of 25% of dwellings & 50% prior to occupation of 50% of dwellings	10 yrs from receipt of payment											Additional equipment in Folkestone Skills Centre Grace Hill Library, including laptops & IT			
			Primary school	£528,000.00		50% prior to occupation of 25% of dwellings & 50% prior to occupation of 50% of dwellings	10 yrs from receipt of payment											37 additional primary school places in Sellindge Primary School			
			Library	£108.32 per dwelling, max £17,547.92		50% prior to occupation of 25% of dwellings & 50% prior to occupation of 50% of dwellings	10 yrs from receipt of payment											Bookstock for mobile library service attending Sellindge & improvements to Hythe Library			
			Social care	£73.87 per dwelling to max of £11,966.94		50% prior to occupation of 25% of dwellings & 50% prior to occupation of 50% of dwellings	10 yrs from receipt of payment											Providing, expanding or improving adult social services facilities in Folkestone & Hythe to mitigate impact			
			Sports Pitch	£34,536		Prior to occupation of 75% of dwellings													Upgrading playing pitches at Sellindge Sports & Social Club		
				£5,175pa for 10 years		First anniversary of sports pitch contribution & yearly thereafter													Maintenance of pitches		
			Indexation																		
Y16/0559/SH	Land adjoining 143 Queens Road Littlestone	15.11.16 DoV	See Y13/1206/SH																		
Y16/0220/SH	58 Canterbury Road Folkestone	16.06.16	Affordable housing	£10,000.00	Commencement of development	None															
			Libraries	£576.19												Additional bookstock					
			Indexation																		
				£10,576.19																	
Y15/1154/SH	Encombe the Esplanade Sandgate	28.07.16	Affordable housing	£1,716,000.00		10 years following date of receipt															
			Community	£1,728.57	In equal installments on completion of 9th 18th & 27th dwelling	10 years following date of receipt										Providing, expanding or improving the range of books at the local community library					
			Open space	£50,823.30	Commencement of development	10 years following date of receipt										Providing equipment and the improvement of the coastal park					
			Education	£21,248.64	Commencement of development	10 years following date of receipt											Morehall Primary School				
			Indexation		Commencement of development																
				£1,789,800.51																	
Y15/1129/SH (Y12/0274/SH)	Land Rear 18 - 20 Radnor Park Avenue Folkestone	09.08.13 DoV 12.04.16	Social Care	£1,470.01	Commencement of development	None	09.11.16										Age Uk Folkestone				
			Community	£300.79													The Cube classes & equipment				
			Education	£15,035.38														Morehall Primary School			
			Libraries	£898.79														Folkestone library bookstock			
			Child Play Space	£12,372.90															£0.00	Disabled swing Radnor Park	
			Indexation KCC	£230.27																£230.27	
			Indexation CPS	£160.95																	£0.00
										£30,469.08											£30,077.87

Section 106 Agreement - contributions received

APPLICATION	ADDRESS	DATE SIGNED	TYPE	AMOUNT DUE	TRIGGERS	REPAYMENT TIMESCALE	AMOUNT PAID	DATE RECEIVED	AMOUNT PAID	DATE RECEIVED	AMOUNT PAID	DATE RECEIVED	BALANCE	MOVEMENT	BALANCE C/F	PROJECT CONTRIBUTION USED FOR		
Y15/1035/SH	Plot 1 Hurrigan Way (Site A) & Land opposite 10 Defiant Close (Site B) Hawkinge	13.04.16	Libraries	£2,256.74	Within 28 days of occupation of first housing unit	None but contribution to be transferred to KCC within 1 month of receipt	£2,256.74	22.09.17					£2,256.74	-£2,256.74	£0.00			
			Education	£92,077.44	£46,038.72 (50%) within 28 days of occupation of first housing unit. £46,038.72 (50%) prior to occupation of 24th housing unit	None but contribution to be transferred to KCC within 1 month of receipt	£46,038.72	22.09.17	£46,038.72	21.01.18				£46,038.72	-£46,038.72	£46,038.72	Expansion of Hawkinge Primary School	
				£94,334.18													£46,038.72	
Y15/0924/SH	Land rear 27 Victoria Road	DoV	See Y11/0812/SH															
Y15/0806/SH (Y10/0698/SH)	Romney Marsh Potato Co Ltd Cockreed Lane New Romney	DoV 26.10.15	Monitoring fee	£1,000.00	Completion of agreement													
			NR Library	£7,301.84	Prior to commencement	£7,301.84	27.04.16	N/A	N/A	N/A	N/A	£7,301.84	-£7,301.84	£0.00	Additional bookstock			
			Adult education	£1,257.20		£1,257.20	27.04.16	N/A	N/A	N/A	N/A	£1,257.20	-£1,257.20	£0.00	Further information requested			
			Adult social services	£1,174.32		£1,174.32	27.04.16	N/A	N/A	N/A	N/A	£1,174.32	-£1,174.32	£0.00	Romney Marsh Day Centre & Rehabilitation Unit through structural changes to the building to incorporate a centre for tele-health and technology			
			Primary education	£31,727.92		£31,727.92	27.04.16	N/A	N/A	N/A	N/A	£31,727.92	-£31,727.92	£0.00	Further information requested			
			Play facilities	£20,000.00		£20,000.00	24.01.17	N/A	N/A	N/A	N/A	£20,000.00		£20,000.00		NEED TO CONSIDER ALONGSIDE ADJOINING SITE - to be used towards to provision of plays facilities in the local area to mitigate the impact of the development		
			Pedestrian & cycle connectivity to & from the site	£70,000.00	Prior to commencement of construction of 30th dwelling	£70,000.00	22.03.17	N/A	N/A	N/A	N/A	£70,000.00	-£70,000.00	£0.00				
			NR High Street improvements	£38,538.00	Prior to first occupation	£38,538.00	24.01.17	N/A	N/A	N/A	N/A	£38,538.00		£38,538.00				
			Indexation NRL		Prior to construction of 20th dwelling	£245.71	27.04.16	N/A	N/A	N/A	N/A	£245.71	-£245.71	£0.00				
			Indexation AE			£42.30	27.04.16	N/A	N/A	N/A	N/A	£42.30	-£42.30	£0.00				
			Indexation ASS			£39.52	27.04.16	N/A	N/A	N/A	N/A	£39.52	-£39.52	£0.00				
			Indexation PE			£1,067.65	27.04.16	N/A	N/A	N/A	N/A	£1,067.65	-£1,067.64	£0.01				
			Indexation PF			£1,021.38	24.01.17	N/A	N/A	N/A	N/A	£1,021.38		£1,021.38				
			Indexation PCC			£3,574.82	22.03.17	N/A	N/A	N/A	N/A	£3,574.82	-£3,574.82	£0.00				
			Indexation NRHS			£1,861.20	24.01.17	N/A	N/A	N/A	N/A	£1,861.20		£1,861.20				
			£169,999.28				£177,851.92						£177,851.86	-£116,431.27	£61,420.59			
Y15/0741/SH	Mill Farm Mill Lane Hawkinge	29.07.16	Libraries	£672.28														
			Education	£2,360.96														
			Open space	£13,705.84														
			Child Play Space	To be determined by No. of bedspaces														
			Street Lighting	Dependent on cost to maximum of £5,000														
			Indexation															
Y15/0720/SH	Philbeach Nursing Home Tanners Hill Hythe	23.05.17	Health Care	£59,472.00	50% prior to occupation of more than 20 units & balance prior to occupation of more than 40 units													
			Indexation															
				£59,472.00														
Y15/0581/SH	Land adjoining End House Grand Parade Littlestone	19.04.16	Libraries	£528.17	Prior to or on commencement	None	£528.17	18.08.17					£528.17		£528.17	Additional bookstock for New Romney Library		
			Affordable housing	£125,000.00	50% occupation	None			£125,000.00	02.11.18				£125,000.00		£125,000.00	Off site provision	
			Interest(Lib)				£9.89	18.08.17						£9.89		£9.89		
			Indexation (Lib)				£12.70	18.08.17						£12.70		£12.70		
			Indexation AH						£10,352.08	02.11.18				£10,352.08		£10,352.08		
				£125,528.17									£135,902.84		£135,902.84			

Section 106 Agreement - contributions received

APPLICATION	ADDRESS	DATE SIGNED	TYPE	AMOUNT DUE	TRIGGERS	REPAYMENT TIMESCALE	AMOUNT PAID	DATE RECEIVED	AMOUNT PAID	DATE RECEIVED	AMOUNT PAID	DATE RECEIVED	BALANCE	MOVEMENT	BALANCE C/F	PROJECT CONTRIBUTION USED FOR
Y15/0563/SH	Land adjoining 8 Broadfield Road Folkestone	DoV	See Y10/0077/SH													
Y15/0467/SH	Paddock House 13 Prospect Road Hythe	05.11.15	Affordable housing	£76,050.00	On or before commencement of development	None							£76,050.00	07.08.17	£76,050.00	Princes Parade
			Indexation								£1,665.75	07.08.17	£1,665.75			
			Libraries	£480.16							£480.16	07.08.17	£480.16	Hythe Library bookstock		
			Indexation								£10.52	07.08.17	£10.52			
				£76,530.16							£78,206.43		£78,206.43			
Y15/0164/SH	Land opposite Dorland Cockcreed Lane New Romney	10.02.17	Social Care	£8,125.70	50% prior to occupation of no more than 25% of open market units, balance prior to occupation of no more than 50% of open market units	10 yrs from receipt of payment										Additional services & facilities at Romney Marsh Day Centre New Romney
			Community	£2,318.80		10 yrs from receipt of payment								Additional services equipment & staff in New Romney		
			Libraries	£5,282.20		10 yrs from receipt of payment								Additional library books		
			Education	£236,096.00		10 yrs from receipt of payment								Additional places at St Nicholas Primary School or Greatstone Primary School		
			Highways & High Street	£136,960.00	Prior to occupation of any open market units	10 yrs from receipt of payment	£136,960.00	10.08.18				£136,960.00	£136,960.00	Reconfiguration & alterations of existing Hight St/Station Rd/Church Rd signalised junction & Cockcreed Lane/St Marys Rd junction improvements		
			Travel plan & cycle voucher	£66,000.00	In accordance with delivery plan to be approved	10 yrs from receipt of payment								Public transport & sustainable travel improvements required as a consequence of the development		
			Health Care	£64,864.80	Prior to occupation of no more than 25% of open market units	10 yrs from receipt of payment								Additional health services in local surgeries		
			Open space	£163,350.00	Prior to commencement	10 yrs from receipt of payment	£163,350.00	18.07.18.18				£163,350.00	£163,350.00	Firstly towards the cost of providing new & improved Infrastructure/facilities to St Nicholas School playing field with residue to be applied to improving open space facilities at St Martins Field and Fairfield Rd Recreation Ground		
			Indexation open space			10 yrs from receipt of payment	£5,257.34	08.06.18				£5,257.34	£5,257.34			
			Indexation highways & High St				£8,627.08	10.08.18				£8,627.08	£8,627.08			
	£682,997.50															
Y15/0094/SH	Nickolls Quarry Dymchurch Road Hythe	DoV	See Y06/1079/SH													
Y14/1428/SH	Land adjoining Fairlight Terrace Lydd Road New Romney	25.02.16	Libraries	£1,008.33	Prior to commencement	None										Bookstock
			Education	£11,897.97											New Romney Primary School	
			Social Care	£1,551.27											Romney Marsh Day Centre	
			Community	£442.59												
			Indexation													
	£14,900.16															
Y14/1376/SH	Folkestone Academy, Park Farm Road Folkestone	DoV 26.10.15	See Y11/1132/SH													
Y14/1003/SH	Ivy Cottage Wingmore Elham	13.12.14	Monitoring	£500.00	Completion of agreement	None	£500.00	19.12.14					£500.00	-£500.00	£0.00	Monitoring use remains ancillary
Y14/0873/SH	Land Adjacent The Surgery Main Road Sellindge	19.01.16	Monitoring	£5,500.00	Prior to commencement	7 years from final occupation										
			Village Green & Open Space Maintenance	£626,320.00	£20,000 on transfer of the Village Green and Phase 1 Open Space to Sandgate PC; £150,000 prior to 75% occupation; £456,320 six months after final occupation	7 years from final occupation										
			Libraries	£27,327.21	Half prior to 25% occupation; Half prior to 50% occupation	10 years from final occupation										
			Education	£836,260.00	£36,260 on commencement; £200,000 twelve months after first payment; £600,000 twenty-four months after first payment	10 years from final occupation								Sellindge Primary School Expansion		

Section 106 Agreement - contributions received

APPLICATION	ADDRESS	DATE SIGNED	TYPE	AMOUNT DUE	TRIGGERS	REPAYMENT TIMESCALE	AMOUNT PAID	DATE RECEIVED	AMOUNT PAID	DATE RECEIVED	AMOUNT PAID	DATE RECEIVED	BALANCE	MOVEMENT	BALANCE C/F	PROJECT CONTRIBUTION USED FOR	
			Health Care	£252,000.00	£52,000 prior to occupation of 50th dwelling; £200,000 prior to more than 50% occupation	10 years from final occupation										Sellindge Surgery Expansion	
			Bus Services	£30,000.00	Prior to occupation of more than 50 dwellings	10 years from final occupation											
				£1,771,907.21													
Y14/0829/SH	Fishermans Landing Beach Range Road Hythe	DoV	See Y11/0284/SH														
Y14/0578/SH	Land at Coach Depot King Street Brenzett	10.03.15	Social Care	£230.28	Prior to commencement	None											
			Community	£231.84													
			Libraries	£1,283.83													
			Education	£4,589.55													
			Indexation														
				£6,335.50													
Y14/0480/SH	187 Cheriton Road	09.12.14	Monitoring fee	£500.00	Completion of agreement	None	£500.00	12.12.14					£500.00	-£500.00	£0.00	Monitoring use remains ancillary	
Y15/0467/SH	13 Prospect Road Hythe	05.11.15	Affordable Housing	£76,050.00	Prior to commencement	None											
			Indexation														
				£76,050.00													
Y14/0372/SH	The Haven West Parade Hythe	N/A	Affordable Housing	£40,000.00	Paid upfront	None	£40,000.00	07.05.14	N/A	N/A	N/A	N/A	£40,000.00	-£40,000.00	£0.00		
Y14/0341/SH	Land at Hurricane Way Hawkinge	24.07.15	Affordable housing	£142,000.00	Within 28 days of occupation of first housing unit	10 yrs from date of payment	£142,000.00	23.02.17					£142,000.00	-£142,000.00	£0.00	Off site affordable housing within the district	
			Indexation	£3,788.86					£3,788.86	20.02.17				£3,788.86	-£3,788.86	£0.00	
			Education	£8,779.05			5 yrs from date of payment	£8,779.05	23.02.17					£8,779.05	-£8,779.05	£0.00	Expansion of Hawkinge Primary School
			Indexation	£234.25					£234.25	20.03.17				£234.25	-£234.25	£0.00	
			Libraries	£1,008.33					£1,008.33	23.02.17				£1,008.33	-£1,008.33	£0.00	New book stock at Wood Avenue & Folkestone Libraries & Mobile libraries that stop at Haven Drive and Mill Lane Hawkinge
			Indexation	£26.90					£26.90	20.03.17				£26.90	-£26.90	£0.00	
				£155,837.39			£155,837.39					£155,837.39	-£155,837.39	£0.00			
			Monitoring	£9,240.00	Prior to commencement		£9,240.00	21.02.17					£9,240.00	-£9,240.00	£0.00		
			Education	£3,143,222.00	£50,000.00 on commencement; £1,550,000.00 prior to earliest of occupation of 50th dwelling or 21 months after commencement; £1,543,222.00 prior to earliest of occupation of 142nd dwelling or 34 months after commencement.		£50,000	Paid direct to KCC					£0.00		£0.00	New primary school	
			Management & Maintenance of Pavilion	£228,600.00	Upon completion of the transfer of the Pavilion freehold to the Council												
			Management & Maintenance of Toilet Block	£17,544.00	Upon completion of the transfer of the Toilet Block to the Council												
			Formal Open Space	£164,865.00 for The Stadium and LEAP; £280,432.00 for Le Quesne and the NEAP	Upon completion of transfer of land to the Council												
			Libraries	£167,008.25	£83,504.13 prior to 25% occupation; £83,504.12 prior to 50% occupation												
			PROWs (HF38 & HBX11)	£55,000.00	Prior to first occupation		£55,000.00	21.02.17					£55,000.00	-£55,000.00	£0.00	HF55 £34,338 new metalled path; HF38 £5,900 new metalled path, £8294 new wearing course; HBX11 £6,637 new metalled path	
			Indexation				£907.52	21.02.17					£907.52	-£907.52	£0.00		

Section 106 Agreement - contributions received

APPLICATION	ADDRESS	DATE SIGNED	TYPE	AMOUNT DUE	TRIGGERS	REPAYMENT TIMESCALE	AMOUNT PAID	DATE RECEIVED	AMOUNT PAID	DATE RECEIVED	AMOUNT PAID	DATE RECEIVED	BALANCE	MOVEMENT	BALANCE C/F	PROJECT CONTRIBUTION USED FOR		
Y14/0300/SH	Shorncliffe Garrison Folkestone Kent	17.12.15	Footpath (Church Road & Cheriton High Street)	£25,000.00	Prior to first occupation within Phase 1A (SMP)	7 years from date of payment for District Council contributions; 10 years from date of payment for County Council contributions.	£25,000.00	21.02.17					£25,000.00	£0.00	£25,000.00	Upgrading of existing footpath linking Church Road and Cheriton High Street		
			Indexation				£412.51	21.02.17				£412.51	£0.00	£412.51				
			Cycle Routes	£25,000.00	Prior to first occupation		£25,000.00	21.02.17				£25,000.00	-£25,000.00	£0.00	Improvements to existing cycle routes in vicinity			
			Indexation				£412.51	21.02.17				£412.51	-£412.51	£0.00				
			Signals & Minor Junction improvements	£25,000.00	Prior to first occupation within Phase 1A (SMP)		£25,000.00	21.02.17				£25,000.00	£0.00	£25,000.00	Reconfiguration of signal timings an minor works at A20 Cheriton High Street/Risborough Lane signals junction			
			Indexation				£412.51	21.02.17				£412.51	£0.00	£412.51				
			Signal Works	£1,750.00	Prior to first occupation		£1,750.00	21.02.17				£1,750.00	£0.00	£1,750.00	Reconfiguration of signal timings Cheriton Rd/Cherry Garden Ave/Beachborough Road signals junction			
			Indexation				£28.88	21.02.17				£28.88	£0.00	£28.88				
			Bus Service Pump Priming	£880,000.00	£150k prior to commencement of Phase 2C; £150k on each of the first and second anniversaries of the first £150k payment; £70k prior to commencement of Phase 3; £70k on each of the first, second and third anniversaries of the first £70k payment; £50k prior to commencement of Phase 4; £50k on each of the first and second anniversaries of the first £50k payment.											£0.00		
			Travel Plan Monitoring	£1,000.00 pa	Prior to occupation; per annum in January for 9 years commencing in the year after the first payment		£1,000.00	21.02.17				£1,000.00	£0.00	£1,000.00				
			Indexation				£74.39	21.02.17				£74.39	£0.00	£74.39				
			Cycle Voucher	Max. £120,000.00	Prior to occupation; £100 per dwelling													
			Public Transport Voucher	Max. £180,000.00	Prior to occupation; £150 per dwelling													
			Indexation															
				£5,332,661.25			£184,998.32						£184,940.43		£53,678.29			
Y13/1206/SH	Land adj 143 Queens Rd Littlestone	21.03.14	Monitoring fee	£1,000.00	Completion of agreement	None												
			Affordable Housing	£90,000.00	25% occupation	None												
			Social care	£376.74														
			Education	£10,198.26														
			Libraries	£1,704.55														
			Community	£378.81														
			Indexation															
	£102,658.36																	
Y13/1146/SH	Land at 8 & 9 Marine Parade Folkestone	12.06.14	Monitoring fee	£1,000.00	Completion of agreement	None												
			Social care	£1,194.15	Prior to commencement		£1,194.15	07.07.17	N/A	N/A	N/A	N/A	£1,194.15		£1,194.15	Age Uk Folkestone		
			Community	£269.40			£269.40	07.07.17	N/A	N/A	N/A	N/A	£269.40		£269.40	The Cube classes & equipment		
			Libraries	£804.84			£804.84	07.07.17	N/A	N/A	N/A	N/A	£804.84		£804.84	Folkestone library bookstock		
			Education	£15,703.89			£15,703.89	07.07.17	N/A	N/A	N/A	N/A	£15,703.89		£15,703.89	Martello Primary School		
			Indexation				£49.09	07.07.17	N/A	N/A	N/A	N/A	£49.09		£49.09			
			Interest				£2,721.84	07.07.17	N/A	N/A	N/A	N/A	£2,721.84		£2,721.84			
				£17,972.28				£20,743.21					£20,743.21		£20,743.21			
Y13/0922/SH	Land adjoining Ingles Manor Castle Hill Avenue Folkestone	DoV	See Y12/0767/SH															
			Monitoring fee	£500.00	Completion of agreement													

Section 106 Agreement - contributions received

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Y13/0858/SH	Stoneleigh House Tram Rd Folkestone	06.03.14	Adult social services	£1,393.18	Prior to commencement	None													
			Community learning	£295.07															
			Libraries	£370.25															
			Primary schools	£11,298.14															
			Indexation																
				£13,356.64															
Y13/0786/SH	Old Rectory Cottage Acrise	DoV	See Y12/1144/SH																
Y13/0780/SH	Oakridge Green Lane Lyminge	10.12.13	Monitoring fee	£200.00	Completion of agreement	None	£200.00	13.02.14	N/A	N/A	N/A	N/A	£200.00	-£200.00	£0.00	Monitoring existing dwelling			
Y13/0772/SH	7 - 8 Salisbury Road Folkestone	N/A	Education	£16,140.20	Paid upfront	None	£16,140.20	28.10.13	N/A	N/A	N/A	N/A	£16,140.20	-£16,140.20	£0.00	New school - East Cliff Primary School			
			Community	£420.90	Paid upfront	None	£420.90	28.10.13	N/A	N/A	N/A	N/A	£420.90	-£420.90	£0.00	To support small adult learning classes to accommodate the new students arising from the housing of this development at the Cube AEC, Folkestone			
			Libraries	£4,492.48	Paid upfront	None	£4,492.48	28.10.13	N/A	N/A	N/A	N/A	£4,492.48	-£4,492.48	£0.00	Additional stock & equipment at Folkestone Library to meet the additional demands from the new clients arising from this development			
			Social Care	£1,990.20	Paid upfront	None	£1,990.20	28.10.13	N/A	N/A	N/A	N/A	£1,990.20	-£1,990.20	£0.00	Supplying Telecare equipment locally to meet clients requirements, & enhancement/improvements to local facilities to accommodate additional social care clients in response to their needs			
			Open space	£9,789.89	Paid upfront	None	£9,789.89	28.10.13	N/A	N/A	N/A	N/A	£9,789.89	-£9,789.89	£0.00				
				£32,833.67			£32,833.67						£32,833.67		£0.00				
Y13/0583/SH (Y13/012/SH & Y09/1100/SH)	106 High Street Lydd	DoV 06.09.13	Monitoring fee	£1,000.00	50% commencement, 50% first occupation	None	£1,000.00	17.06.15	N/A	N/A	N/A	N/A	£1,000.00	-£1,000.00	£0.00				
			Libraries	£1,052.79			£1,052.79	17.06.15	N/A	N/A	N/A	N/A	£1,052.79	-£1,052.79	£0.00				
			Community	£294.63			£294.63	17.06.15	N/A	N/A	N/A	N/A	£294.63	-£294.63	£0.00				
			Social Care	£293.16			£293.16	17.06.15	N/A	N/A	N/A	N/A	£293.16	-£293.16	£0.00				
			Education	£7,287.56			£7,287.56	17.06.15	N/A	N/A	N/A	N/A	£7,287.56	-£7,287.56	£0.00				
			Indexation				£1,601.33	17.06.15	N/A	N/A	N/A	N/A	£1,601.33	-£1,601.33	£0.00				
			£8,928.14			£10,529.47					£10,529.47		£0.00						
Y13/0294/SH (linked to Y08/1003/SH and Y05/0258/SH)	Land adjoining Owlers, Church Lane, New Romney	Cond 17 Y05/0258/S H	Education	Remaining contributions to be agreed with KCC prior to commencement of Phase 2	Prior to commencement of Phase 1 (35 dwellings) & Phase 2 on occupation of 40th dwelling	None	£19,829.95	20.01.14					£19,829.95	-£19,829.95	£0.00	St Nicholas & Greatstone schools			
			Social Care				£750.75					£750.75	-£750.75	£0.00	Classes in local venues				
			Libraries				£3,130.05					£3,130.05	-£3,130.05	£0.00	New Romney Library				
									£23,710.75			£23,710.75		£0.00					
Y13/0175/SH	Eversley College & Eversley Lodge	04.07.13	Monitoring fee	£500.00	Completion of agreement	None	£500.00	01.07.13	N/A	N/A	N/A	N/A	£500.00	-£500.00	£0.00				
			Education	£44,868.27	Phase 1 - 50% prior to occupation of 1st dwelling, 50% 16th dwelling		£70,833.50	21.08.14	£70,833.50	12.06.15	N/A	N/A	£141,667.00	-£31,849.69	£17,359.70	Martello Primary School			
			Libraries	£2,050.97	Phase 2 - 1st dwlg 35%, 13th dwlg 35%, balance 23rd dwlg		£72,916.55	13.04.15	£72,916.55	07.12.15	£62,499.00	23.12.16	£208,332.10	£0.00	£2,392.82	£793.53	£0.00	£0.00	Cheriton Library
			Learning	£3,980.00															The Cube - classes & equipment
			Affordable Housing	£298,258.46															Affordable housing - conversion of offices to flats - Ross Way Folkestone
			Indexation Ph 1				£4,425.32	12.06.15					£4,425.32		£4,425.32				
			Indexation Ph 2											£0.90	£0.90				
			£349,157.70			£148,175.37		£143,750.05		£62,499.00		£354,424.42		£20,546.05					
Y13/0172/SH	Land at Seapoint Centre (Olivier Court) Seabrook Road Hythe	22.10.13	Monitoring fee	£1,000.00	Prior to occupation of 7th flat	None													
			Affordable Housing	£250,000.00			£88,255.00	29.02.16	£88,255.00	23.05.16	£73,490.00	29.11.16	£250,000.00	-£250,000.00	£0.00				
			Canal bank platform	£8,000.00			£2,810.00	29.02.16	£2,810.00	23.05.16	£2,380.00	29.11.16	£8,000.00		£8,000.00				
			Community facility (SDC)	£150,000.00			£52,935.00	29.02.16	£52,935.00	23.05.16	£44,130.00	29.11.16	£150,000.00	-£46,704.47	£103,295.53	Seapoint Canoe Centre			
			Education and community facilities (KCC)	£17,000.00	£150,000 prior to occupation of 7th & 14th flats & £125,000 prior to occupation of 18th flat		£6,000.00	29.02.16	£6,000.00	23.05.16	£5,000.00	29.11.16	£17,000.00	-£17,000.00	£0.00	Shorcliffe Garrison Primary School and Hythe Age UK - accessibility improvements & refurbishment of café; new seating for lounge and dining area			
			Indexation on first 2 payments				N/A	N/A	£6,073.84	29.11.16	N/A		£6,073.84	-£6,073.84	£0.00				
			Indexation on balance				N/A	N/A				£11,274.31	17.01.17	£11,274.31	-£4,824.89	£6,449.42			
			£425,000.00			£150,000.00		£156,073.84		£136,274.31		£442,348.15		-£324,603.20	£117,744.95				

Section 106 Agreement - contributions received

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Y13/0166/SH	52-54 Guildhall Street	13.08.13	Monitoring fee	£250.00	Completion of agreement	None												
			Social Care	£1,393.14	First occupation	None												
			Community	£294.63														
			Libraries	£667.90														
			Education	£15,703.94														
			Indexation															
	£18,059.61																	
Y13/0127/SH (linked to Y10/0739/SH)	4 Defiant Close/Spitfire Leisuredrome Hawkinge	DoV 19.06.13	Libraries	£307.68	On or before first occupation	5 yrs from date of payment												
			Education	£1,672.60														
			Community	£84.20														
			Social Care	£83.76														
			Indexation	£115.28														
				£2,263.52														
Y13/0121/SH (see Y13/0583/SH)	106 High Street Lydd	29.01.10	Monitoring fee	£1,000.00	Completion of agreement	None	Superseded by planning permission Y13/0583/SH											
			Libraries	£1,052.79	50% commencement, 50% first occupation													
			Community	£294.63														
			Social care	£293.16														
			Education	£7,287.56														
			Indexation															
	£8,928.14																	
Y13/0024/SH	Silver Springs, Caesars Way, Folkestone	31.07.14	Monitoring fee	£500.00	Completion of agreement	None	£500.00	31.07.14	N/A	N/A	N/A	N/A	£500.00	-£500.00	£0.00			
			Libraries	£29,038.06	20% prior to occupation of 1st dwelling	10 years from date of receipt of payment												
					40% prior to occupation of more than 25 dwellings	10 years from date of receipt of payment												
					Balance prior to occupation of more than 50 dwellings	10 years from date of receipt of payment												
			Community	£1,620.47	20% prior to occupation of 1st dwelling	10 years from date of receipt of payment												
					40% prior to occupation of more than 25 dwellings	10 years from date of receipt of payment												
					Balance prior to occupation of more than 50 dwellings	10 years from date of receipt of payment												
			Social care	£7,662.27	20% prior to occupation of 1st dwelling	10 years from date of receipt of payment												
					40% prior to occupation of more than 25 dwellings	10 years from date of receipt of payment												
					Balance prior to occupation of more than 50 dwellings	10 years from date of receipt of payment												
			Education	£86,371.42	20% prior to occupation of 1st dwelling	10 years from date of receipt of payment												
					40% prior to occupation of more than 25 dwellings	10 years from date of receipt of payment												

Section 106 Agreement - contributions received

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					Balance prior to occupation of more than 50 dwellings	10 years from date of receipt of payment											
			Bus vouchers	£7,700.00	20% prior to occupation of 1st dwelling; 40% prior to occupation of more than 25 dwellings; balance prior to occupation of no more than 50	10 years from date of receipt of payment											
			Bus stop relocation	£3,000.00		10 years from date of receipt of payment											
			Monitoring travel plan	£5,000.00	Prior to 1st occupation	10 years from date of receipt of payment											
			Child play space	£60,000.00	20% prior to occupation of 1st dwelling	10 years from date of receipt of payment											
		40% prior to occupation of more than 25 dwellings			10 years from date of receipt of payment												
		Balance prior to occupation of more than 50 dwellings			10 years from date of receipt of payment												
			Indexation			10 years from date of receipt of payment											
			Interest														
				£200,392.22													
Y12/1144/SH	Old Rectory Cottage Acrise	25.03.13	Monitoring fee	£200.00	Completion of agreement	None											
Y12/1097/SH (Y09/0702/SH)	Building adjoining Grace Chapel Folkestone	Original agreement 04.01.10 DoV 06.02.13	Monitoring fee	£500.00	Prior to commencement	None											
			Community	£314.30													
			Education	£15,703.89	50% on occupation of 4th flat & 50% on occupation of 10th flat												
			Libraries	£938.98													
			Social Care	£1,393.18													
			Indexation														
				£18,350.35													
Y12/1014/SH	Ingles Court, 2 Ingles Rd Folkestone	25.02.13	Social & community incl affordable housing	£56,086.00	Prior to commencement	None	£56,086.00	26.09.13	N/A	N/A	N/A	N/A	£56,086.00	-£56,086.00	£0.00	Affordable housing - conversion of offices to flats - Ross Way Folkestone	
				£56,086.00			£56,086.00						£56,086.00		£56,086.00		
Y12/1000/SH	Land at 72 Cheriton High Street Folkestone	27.02.13	Monitoring fee	£500.00	Completion of agreement	None											
			Social care	£1,194.15													
			Libraries	£804.84	Prior to commencement												
			Education	£13,460.48													
			Community	£269.40													
			Indexation														
				£15,728.87													
Y12/0897/SH	Folkestone Seafrost	29.01.15	Libraries	£67.03 per dwelling	180th dwelling, 420th, 600th	15 years from date of payment	See Y17/1099/SH										
			Indexation			15 years from date of payment											
			Access Management Contribution	£200,000	50% 360th dwelling occupation, 50% 480th dwelling occupation	15 years from date of payment											
			Adult learning contribution	£21.34 per dwelling	180th dwelling, 420th, 600th	15 years from date of payment											
			Footpath contribution	£100,000	occupation of 60th dwelling	15 years from date of payment											
			facilities and social care	£106.74 per dwelling	180th dwelling, 420th, 600th	15 years from date of payment											
			Playspace contribution	£302 per dwelling	Upon occupation of every 60 dwellings and occupation of final dwelling	15 years from date of payment											
			Primary Education	£2987.50 per dwelling	Upon occupation of every 60 dwellings and occupation of final dwelling	15 years from date of payment											

Section 106 Agreement - contributions received

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			Tontine street	£150,000	Commencement of development	15 years from date of payment	£150,000.00	Paid direct to KCC 13.09.16							£0.00	
			Youth and community	£70.60 per dwelling	180th dwelling, 420th, 600th	15 years from date of payment										
			VMS contribution	£30,000	commencement of phase 5 or 6	15 years from date of payment										
			travel plan monitoring	£10,000	prior to occupation	15 years from date of payment										
			Junction 5 contribution	£50,000	occupation of 240th dwelling	15 years from date of payment										
			Monitoring fee	£7000 *Supplementary monitoring fee of £xx per year after 7 years	Commencement of development											
Y12/0802/SH	Land at The Shakespeare Centre 145/147 Sandgate Road	18.02.13	Monitoring fee	£250.00	Completion of agreement		£250.00	30.01.13	N/A	N/A	N/A	N/A	£250.00	-£250.00	£0.00	Monitoring agreement
			Community	£269.40												
			Social care	£1,194.15												
			Libraries	£804.84	Prior to commencement	None										
			Education	£13,460.48												
			Indexation													
				£15,728.87												
Y12/0767/SH	Land adjoining Ingles Manor Castle Hill Avenue Folkestone	21.08.13	Monitoring Fee	£6,000.00	Phase 1 £1,000 Phase 2 £2,000 Phase 3 £2,000 Phase 4 £1,000		£1,000.00	20.01.14					£1,000.00	-£1,000.00	£0.00	Monitoring agreement
			Libraries	£2,814.70												
			Community	£1,241.66	Prior to 50% occupation. Phase: 1	None	£16,769.36	27.02.15					£16,769.36	-£16,769.36	£0.00	
			Social care	£5,871.09	£16,769.36; 2 - £47,728.89; 4 - £11,609.82											
			Education	£66,180.89												
			Sustainable Transport	£5,900.00	Prior to commencement of Phase 2	None										
			Traffic Regulation Order	£15,426.42	Prior to commencement of Phase 2	None										
			Open space	£45,235.00	Prior to 50% occupancy of Phase	None										
			Indexation	£380.82			£380.82 (Ph1)	24.05.16					£380.82	£0.00	£380.82	
				£143,050.58			£17,150.18						£17,150.18		£380.82	
Y12/0274/SH (reserved matters Y16/0597/SH)	Rear of 18-20 Radnor Park Avenue Folkestone	09.08.13	Monitoring fee	£500.00												
			Social care	£1,425.71	Prior to commencement	None	£1,425.71	09.11.16								
			Community	£291.72			£291.72	09.11.16								
			Libraries	£871.78			£871.78	09.11.16								
			Education	£14,582.23			£14,582.23	09.11.16								
			Play space	£12,000.00			£12,000.00	09.11.16								
			Indexation													
				£29,171.44			£29,171.44									
Y12/0260/SH	Land at 1 Victoria Mews Christchurch Road Folkestone	28.08.12	Monitoring fee	£100.00	Completion of agreement											
			Social care	£1,535.38												
			Community	£314.16	Prior to commencement	None										
			Libraries	£938.84												
			Education	£15,703.94												
			Indexation													
				£18,492.32												
Y12/0169/SH	Manor House Straight Lane Brookland	02.01.13	Monitoring fee	£200.00	Prior to commencement	None										
Y12/0111/SH	2 Radnor Park Avenue Folkestone	Paid upfront	Education	£13,460.52			£13,460.52	19.03.13	N/A	N/A	N/A	N/A	£13,460.52	-£13,460.52	£0.00	Folkestone Library enhanced library services inc reorganisation and expansion of public library space and additional stock
			Libraries	£804.72			£804.72	19.03.13	N/A	N/A	N/A	N/A	£804.72	-£804.72	£0.00	
			Community	£269.28	Paid upfront	None	£269.28	19.03.13	N/A	N/A	N/A	N/A	£269.28	-£269.28	£0.00	The Cube AEC - financial support for small classes over 5 years to establish long term provision
			Social services	£1,316.04			£1,316.04	19.03.13	N/A	N/A	N/A	N/A	£1,316.04	-£1,316.04	£0.00	For the construction, improvement and or equipping of new or existing social care facilities to mitigate the impact of the development - Folkestone
				£15,850.56			£15,805.56						£15,805.56	-£15,805.56	£0.00	

Section 106 Agreement - contributions received

APPLICATION	ADDRESS	DATE SIGNED	TYPE	AMOUNT DUE	TRIGGERS	REPAYMENT TIMESCALE	AMOUNT PAID	DATE RECEIVED	AMOUNT PAID	DATE RECEIVED	AMOUNT PAID	DATE RECEIVED	BALANCE	MOVEMENT	BALANCE C/F	PROJECT CONTRIBUTION USED FOR
Y12/0079/SH	Land at Great Fields Farm Mising Lane Stelling Minnis	13.07.12	Monitoring fee	£200.00	Completion of agreement	None										
Y12/0060/SH	Land at Bear Meadow Canterbury Rd Lyminge	4.07.12	Monitoring fee	£250.00	Completion of agreement	None	£250.00	16.04.13	N/A	N/A	N/A	N/A	£250.00	-£250.00	£0.00	Monitoring holiday accommodation
Y12/0055/SH (Y13/0595/SH)	Folkestone Ambulance Station, 121 Church Road Folkestone	05.07.12	Monitoring fee	£500.00	Completion of agreement	None	£500.00	16.04.14	N/A	N/A	N/A	N/A	£500.00	-£500.00	£0.00	
			Social care	£1,535.35	Prior to commencement	None	£1,535.35	03.04.14	N/A	N/A	N/A	N/A	£1,535.35	-£1,535.35	£0.00	Local hub for PD clients; Local services for OP; Local hub for people with LD; Co-location with health - all in Folkestone; Assistive Technology
			Community	£314.27		None	£314.27	03.04.14	N/A	N/A	N/A	N/A	£314.27	-£314.27	£0.00	The Cube Adult Education Centre
			Libraries	£938.94		None	£938.94	03.04.14	N/A	N/A	N/A	N/A	£938.94	-£938.94	£0.00	Folkestone Library - expansion of library space and additional stock
			Education	£15,703.89		None	£15,703.89	03.04.14	N/A	N/A	N/A	N/A	£15,703.89	-£15,703.89	£0.00	
			Play space	£5,000.00		None	£5,000.00	09.12.13	N/A	N/A	N/A	N/A	£5,000.00	£0.00	£5,000.00	
			Indexation	£988.61		None	£988.61	16.04.14	N/A	N/A	N/A	N/A	£988.61	-£988.61	£0.00	
	£24,481.06		£24,481.06							£24,481.06	-£19,481.06	£5,000.00				
Y11/1156/SH	Lawrence House 15 St Marks Close Folkestone	20.11.12	Monitoring fee	£1,000.00	Completion of agreement	None	£1,000.00	20.11.12					£1,000.00	-£1,000.00	£0.00	Monitoring agreement
			Play space	£10,000.00	50% commencement, 50% first occupation		£5,000.00	24.09.14				£5,000.00		£5,000.00		
			Community	£12,000.00			£6,000.00	24.09.14				£6,000.00		£6,000.00		
			Tree planting	£2,000.00			£1,000.00	24.09.14				£1,000.00		£1,000.00		
			Indexation				£552.00	24.09.14				£552.00		£552.00		
	£24,000.00		£12,552.00							£12,552.00		£12,552.00				
Y11/1132/SH	Park Farm Road	07.11.13	Monitoring fee	£1,000.00	Completion of agreement	None										
			Education, libraries, community learning, social services	70% of sale proceeds of site (max £171,714.00) in excess of aggregate sums	Commencement of development		£171,714.00	24.10.14					£171,714.00	-£171,714.00	£0.00	Primary - East Cliff Primary School, Community learning - the Cube, Libraries - additional stock at Folkestone Library, Adult Social Care - Telecare
			Play & open space	£125,000.00	Commencement of development		£125,000.00	04.03.15					£125,000.00	-£125,000.00	£0.00	Play & open space improvements at Radnor Park
			Indexation	£2,677.51			£2,677.51	04.03.15					£2,677.51	-£2,677.51	£0.00	
	£299,391.51		£299,391.51							£299,391.51	-£299,391.51	£0.00				
Y11/1090/SH	11-13 Trinity Crescent Folkestone	N/A	Social & Community	£6,274.00	Paid upfront	N/A	£6,274.00	25.01.2012	N/A	N/A	N/A	N/A	£6,274.00	-£6,274.00	£0.00	Local hub for PD clients; Local services for OP; Local hub for people with LD; Co-location with health - all in Folkestone; Assistive Technology
			Affordable Housing	£18,726.00	Paid upfront	N/A	£18,726.00	25.01.2102	N/A	N/A	N/A	N/A	N/A	£18,726.00	-£18,726.00	£0.00
	£25,000.00		£25,000.00									£25,000.00	-£25,000.00	£0.00		
Y11/1057/SH	Land at former Dairy Crest Depot Stanley Road Folkestone	30.01.12	Social care	£1,819.16	Prior to commencement	None	£1,819.16	10.07.13	N/A	N/A	N/A	N/A	£1,819.16	-£1,819.16	£0.00	Local hub for PD clients; Local services for OP; Local hub for people with LD; Co-location with health - all in Folkestone; Assistive Technology
			Community	£424.48	Prior to commencement	None	£424.48	10.07.13	N/A	N/A	N/A	N/A	£424.48	-£424.48	£0.00	The Cube & Shepway Hub (Cafe IT) - expansion of capacity
			Libraries	£1,121.12	Prior to commencement	None	£1,121.12	10.07.13	N/A	N/A	N/A	N/A	£1,121.12	-£1,121.12	£0.00	Folkestone Library - expansion of capacity
			Education	£749.00	Prior to commencement	None	£749.00	10.07.13	N/A	N/A	N/A	N/A	£749.00	-£749.00	£0.00	1 FTE primary school in East Folkestone
			Indexation	£202.23	Prior to commencement	None	£202.23	10.07.13	N/A	N/A	N/A	N/A	£202.23	-£202.23	£0.00	
	£4,315.99		£4,315.99							£4,315.99	-£4,315.99	£0.00				
Y11/1037/SH - see Y13/0127/SH	Spitfire Leisuredrome/Napier Court Aerodrome Rd Hawkinge	14.12.11	Superseded by planning permission Y13/0127/SH													
	Site of White Lodge		Monitoring fee	£250.00	Completion of agreement	None	£250.00	20.07.12	N/A	N/A	N/A	N/A	£250.00	-£250.00	£0.00	Monitoring agreement
			Libraries, youth & community learning	£1,229.76			£1,229.76		N/A	N/A	N/A	N/A	£1,229.76	-£1,229.76	£0.00	Folkestone Library - enhanced services, expansion & additional stock. Shepway Hub - enhancement and expansion of capacity. The Cube - additional classes & facilities

Section 106 Agreement - contributions received

APPLICATION	ADDRESS	DATE SIGNED	TYPE	AMOUNT DUE	TRIGGERS	REPAYMENT TIMESCALE	AMOUNT PAID	DATE RECEIVED	AMOUNT PAID	DATE RECEIVED	AMOUNT PAID	DATE RECEIVED	BALANCE	MOVEMENT	BALANCE C/F	PROJECT CONTRIBUTION USED FOR
Y11/0825/SH	& Clewer House Cooling Lane Folkestone	15.11.11	Social care	£1,819.16	Prior to commencement		£1,819.16	30.08.12	N/A	N/A	N/A	N/A	£1,819.16	-£1,819.16	£0.00	Folkestone Sports centre improvements, the ARRC (Activities, Respite, Rehabilitation, Care Centres) Tontine St refurbishment increasing capacity, and Telecare assistive technology
			Education	£749.00			N/A		N/A	N/A	N/A	£749.00	-£749.00	£0.00	New primary school St Mary's Playing Field, Warren Way Folkestone	
			Indexation	£128.34			N/A		N/A	N/A	N/A	£128.34	-£128.34	£0.00		
				£3,926.26					£3,926.26			£3,926.26		£0.00		
Y11/0812/SH	Land rear of Victoria Road Littlestone	26.02.14	Monitoring fee	£750.00	Completion of agreement	None			N/A	N/A	N/A	N/A				
			Open space & play equipment	£2,800.00	Prior to commencement	None	£2,800.00	25.02.15	N/A	N/A	N/A	N/A	£2,800.00	£0.00	£2,800.00	
				£2,800.00			£2,800.00						£2,800.00		£2,800.00	
Y11/0765/SH	46 Palmbeach Avenue	04.04.12	Monitoring fee	£200.00	Completion of agreement	None										
Y11/0689/SH	Elmfield Six Mile Mockbegger Stelling Minnis	27.09.11	Monitoring fee	£100.00	Completion of agreement	None	£100.00	22.06.2012					£100.00	-£100.00	£0.00	Monitoring agreement
Y11/0537/SH	Garden of Hawkhurst West Lawn Gardens Sandgate	25.05.12	Education - secondary	£290.50	Prior to commencement	None										
			Education - primary	£244.50												
			Libraries	£928.40												
			Social care	£1,299.40												
			Indexation													
				£2,762.80												
Y11/0435/SH See Y13/0172/SH	Land at Seapoint Centre Seabrook Road Hythe	01.03.2012	Monitoring fee	£1,000.00	Prior to commencement	Superseded by planning permission Y13/0172/SH										
			Youth & community facilities	£4,462.50	Prior to commencement											
			Education	£33,053.44												
			Libraries	£806.85												
			Community temporary radon facility	£150,000.00												
			Indexation	£8,000.00												
				£165,544.98												
Y11/0334/SH	Monument House The Leas Folkestone	09.09.13	Monitoring fee	£500.00	Completion of agreement	None										
			Social care	£1,316.02	Prior to commencement											
			Community	£269.38												
			Libraries	£804.81												
			Education	£13,460.52												
			Indexation													
	£15,850.73															
Y11/0303/SH	24 High Street Lydd	05.08.11	Monitoring fee	£1,000.00	Completion of agreement	None	£1,000.00	13.01.14	N/A	N/A	N/A	N/A	£1,000.00	-£1,000.00	£0.00	Monitoring agreement
			Youth & community	£4,462.50	Prior to commencement		£4,462.50		N/A	N/A	N/A	N/A	£4,462.50	-£4,462.50	£0.00	
			Libraries	£806.85			£806.85		N/A	N/A	N/A	N/A	£806.85	-£806.85	£0.00	
			Social care	£287.42			£287.42		N/A	N/A	N/A	N/A	£287.42	-£287.42	£0.00	
			Indexation	£411.96			£411.96		N/A	N/A	N/A	N/A	£411.96	-£411.96	£0.00	
				£5,968.73			£5,968.73						£5,968.73	-£5,968.73	£0.00	
Y11/0284/SH & Deed of variation Y14/0829/SH	Land at The Fishermans Landing Beach Range Road Hythe	07.06.11	Monitoring fee	£2,000.00	Completion of agreement	7 yrs from completion of development										Not paid by SDC to SDC
			Libraries	£3,457.91	Prior to commencement		£3,457.91	20.04.15	N/A	N/A	N/A	N/A	£3,457.91	-£3,457.91	£0.00	Released to KCC for book stock at Hythe library
			The Boadwalk maintenance to SDC	£5,000.00			£5,000.00	20.04.15	N/A	N/A	N/A	N/A	£5,000.00	-£5,000.00	£0.00	Developr has agreed for monies to be used for ramp from carpark instead. See letter on planning file dated 28.11.18
			Social care	£9,856.20			£9,856.20	20.04.15	N/A	N/A	N/A	N/A	£9,856.20	-£9,856.20	£0.00	Age UK Hythe kitchen improvements
			Site play provision	£16,000.00			£16,000.00	20.04.15	N/A	N/A	N/A	N/A	£16,000.00	-£16,000.00	£0.00	Hythe TC improvements to Oakland play area
			Public art	£10,000.00			£10,000.00	20.04.15	N/A	N/A	N/A	N/A	£10,000.00	-£10,000.00	£0.00	
			Shingle monitoring	£16,169.00			£16,169.00	20.04.15	N/A	N/A	N/A	N/A	£16,169.00	-£4,038.00	£12,131.00	Applicant has submitted program of survey work that has been agreed by Natural England, to be undertaken by Sean Clancy as works incorporate monitoring of Emerald Moth Habitat. We will need to release funds to pay for the monitoring as per the quotation so as to ensure NE's requirements are met
			Youth & community facilities	£10,757.81			£10,757.81	20.04.15	N/A	N/A	N/A	N/A	£10,757.81	-£10,757.81	£0.00	Towards Hythe Scout Group improved HQ in Range Road
			Indexation	£0.00			£0.00		N/A	N/A	N/A	N/A				
				£71,240.92			£71,240.92					£71,240.92	-£59,109.92	£12,131.00		
Brianwood 1			Library facilities	£576.32	Prior to											
			Youth and community	£796.88												
																Superseded by

Section 106 Agreement - contributions received

APPLICATION	ADDRESS	DATE SIGNED	TYPE	AMOUNT DUE	TRIGGERS	REPAYMENT TIMESCALE	AMOUNT PAID	DATE RECEIVED	AMOUNT PAID	DATE RECEIVED	AMOUNT PAID	DATE RECEIVED	BALANCE	MOVEMENT	BALANCE C/F	PROJECT CONTRIBUTION USED FOR		
Y11/0217/SH	Blackhouse Hill Hythe Kent	25.07.11	Adult Social Services	£1,291.60	commencement	None	planning permission Y13/0169/SH.											
			Indexation															
				£2,664.80														
Y11/0146/SH	Land adjoining the Old School House Church Lane New Romney	16.06.11	Libraries	£806.85	Prior to commencement	None	Permission expired											
			Youth & communities	£4,462.50														
			Adult social services	£2,424.80														
			Indexation															
				£7,694.15														
Y11/0122/SH	Land adjoining 20 Encombe Sandgate	04.05.2011	Education, libraries, adult social services, youth & communities	£30,676.30	Sale/occupation of one third of flats	10 yrs after first occupation												
			Indexation															
Y11/0121/SH	Land at 11 Littlestone Road New Romney	23.08.11	Libraries	£633.95	Prior to commencement	None												
			Youth & communities	£487.13														
			Adult social services	£234.63														
			Indexation															
			£1,355.71															
Y10/0898/SH	Hotel Imperial Princes Parade Hythe	DoV 02.11.10 & 18.01.12	Monitoring fee	£5,000.00	Practical completion residential Ph 1	None	£5,000.00	02.06.17	N/A	N/A			£5,000.00	-£5,000.00	£0.00			
				£3,000.00	Practical completion residential Ph 2		£3,000.00	02.06.17	N/A	N/A			£3,000.00	-£3,000.00	£0.00			
				£2,000.00	Practical completion residential Ph3		N/A	N/A	£2,000.00	05.10.17			£2,000.00	-£2,000.00	£0.00			
															£10,000.00		£0.00	
			Libraries	£17,025.00	50% prior to occupation of 31st unit & 50% prior to occupation of 58th unit	£8,512.50	02.06.17	£8,512.50	05.10.17						£17,025.00	-£17,025.00	£0.00	
			Educaiton	£138,116.00		£69,058.00		£69,058.00						£138,116.00	-£138,116.00	£0.00		
			Social care	£90,075.00		£45,037.50		£45,037.50						£90,075.00	-£90,075.00	£0.00		
			Affordable housing	£1,038,400.00	Practical completion of 58th unit	N/A	N/A	£1,038,400.00	05.10.17						£1,038,400.00	-£1,038,400.00	£0.00	Affordable housing - conversion of offices to flats - Ross Way Folkestone
			Pumping Station	£12,500.00	Prior to first occupation of Phase 3			£12,500.00	05.10.17						£12,500.00	-£12,500.00	£0.00	Repairs to 2 sections fo RMC banking that has collapsed close to Imperial Green in order to mitigate against further erosion and flood risk
			Ph 1 Indexation libraries, primary and social services			£36,371.75	02.06.17	N/A	N/A						£36,371.75	-£36,371.75	£0.00	
			Ph 2 Indexation for libraries, primary, social services					£45,758.01	05.10.17						£45,758.01	-£45,758.01	£0.00	
			Affordable housing indexation					£392,505.26	05.10.17						£392,505.26	-£392,505.26	£0.00	
			Pumping Station indexation					£4,545.45	05.10.17						£4,545.45	-£4,545.45	£0.00	Repairs to 2 sections fo RMC banking that has collapsed close to Imperial Green in order to mitigate against further erosion and flood risk
																£1,775,296.30		£0.00
Y10/0738/SH & Y10/0739/SH (Y13/0127/SH)	Land at Hurricane Way Hawkinge	20.12.11 DoV 19.06.13	Monitoring fee	£500.00	Prior to commencement	None	£500.00	21.06.12	N/A	N/A	N/A	N/A	N/A	N/A	N/A			
			Libraries	£9,739.78	First occupation	5 yrs from date of payment	£9,739.78	18.03.2013	N/A	N/A	N/A	N/A	£9,739.78	-£9,739.78	£0.00	Expansion of mobile service library serving Haven Drive & Mill Lane		
			Youth & community	£3,825.00			£3,825.00	18.03.2013	N/A	N/A	N/A	N/A	£3,825.00	-£3,825.00	£0.00	Equipment for Street Outreach (Big Blue Bus) sering Hawkinge		
			Bus stops	£8,600.00			£8,600.00	18.03.2013	N/A	N/A	N/A	N/A	£8,600.00	-£8,600.00	£0.00	Passenger shelters		
			Adult social services	£15,554.00			£15,554.00	18.03.2013	N/A	N/A	N/A	N/A	£15,554.00	-£15,554.00	£0.00	Extra service space and capacity at Broadmeadow Care Centre & Hawkinge House		

Section 106 Agreement - contributions received

APPLICATION	ADDRESS	DATE SIGNED	TYPE	AMOUNT DUE	TRIGGERS	REPAYMENT TIMESCALE	AMOUNT PAID	DATE RECEIVED	AMOUNT PAID	DATE RECEIVED	AMOUNT PAID	DATE RECEIVED	BALANCE	MOVEMENT	BALANCE C/F	PROJECT CONTRIBUTION USED FOR
				£37,718.78			£37,718.78						£37,718.78		£0.00	
Y10/0698/SH	Romney Marsh Potato Co Ltd Cockreed Lane New Romney	29.01.14	See Y15/0806/SH													
			Monitoring fee	£500.00	Completion of agreement		£500.00	03.05.12					£500.00	-£500.00	£0.00	Monitoring agreement
			Public open space	£8,000.00	50% occupation										£8,843.54	Towards cost of laying out & maintaining POS transferred to FHDC
Y10/0680/SH	Land on South West side of Shorncliffe Road Folkestone Kent	05.07.11	Affordable housing	£84,335.00	within 20 days of completion of affordable units	None	£84,335.00	12.04.16	N/A	N/A	N/A	N/A	£84,335.00	-£84,335.00	£0.00	Affordable housing - conversion of offices to flats - Ross Way Folkestone
			Youth & community	£9,243.75			£9,243.75	16.10.14	N/A	N/A	N/A	N/A	£9,243.75	£0.00	£9,243.75	
			Adult social services	£3,779.16	Commencement of development		£3,779.16	16.10.14	N/A	N/A	N/A	N/A	£3,779.16	£0.00	£3,779.16	
			Libraries	£1,671.32			£1,671.32	16.10.14	N/A	N/A	N/A	N/A	£1,671.32	£0.00	£1,671.32	
			Indexation	£705.31			£705.31	16.10.14	N/A	N/A	N/A	N/A	£705.31	£0.00	£705.31	
				£107,734.54			£99,734.54						£99,734.54		£24,243.08	
Y10/0535/SH	New Lincoln House Walton Manor Close	29.09.10	Primary & Secondary Education	£12,978.90	First occupation	5 yrs from date of payment	£12,978.90	19.10.10	N/A	N/A	N/A	N/A	£12,978.90	-£12,978.90	£0.00	
			Libraries	£5,422.55	First occupation	5 yrs from date of payment	£5,422.55	19.10.10	N/A	N/A	N/A	N/A	£5,422.55	-£5,422.55	£0.00	
				£18,401.45			£18,401.45						£18,401.45	-£18,401.45	£0.00	
Y10/0531/SH	Land adjoining Siskin Close Hawkinge	08.11.11	Monitoring fee	£3,000.00	Completion of agreement		£2,000.00	18.02.13	£1,000.00	30.09.14	N/A	N/A	£3,000.00	-£3,000.00	£0.00	Monitoring agreement
			Libraries	£2,881.59	Occupation of 26th & 31st dwellings		£1,440.79	09.01.14	£1,440.80	16.01.14	N/A	N/A	£2,881.59	-£2,881.59	£0.00	Reorganisation & expansion of Folkestone Library
			Open space	£37,570.00	On transfer of open space to Council prior to sale of 50th dwelling		£2,600.18	13.02.14	£34,969.82	10.03.15			£37,570.00	-£37,570.00	£0.00	Uplift
			Bus shelter	£4,448.00	26th dwelling		£4,448.00	09.01.14	N/A	N/A	N/A	N/A	£4,448.00	-£4,448.00	£0.00	
			Adult education	£9,000.00	26th dwelling		£4,500.00	09.01.14	£4,500.00	16.01.14	N/A	N/A	£9,000.00	-£9,000.00	£0.00	Enhancements to teaching capacity at the Cube
			Community	£13,706.25	Occupation of 26th & 31st dwellings		£6,853.12	09.01.14	£6,853.13	16.01.14	N/A	N/A	£13,706.25	-£13,706.25	£0.00	Expansion & enhancement of The Hub (Cafe IT)
			Play equipment	£16,000.00	Occupation of 26th & 31st dwellings		£8,000.00	09.01.14	£8,000.00	16.01.14	N/A	N/A	£16,000.00	-£16,000.00	£0.00	
			Indexation	£2,730.45			£1,439.37	09.01.14	£1,291.08	17.02.14	N/A	N/A	£2,730.45	-£2,730.45	£0.00	
			Late payment charge	£221.82			£221.82	09.01.14	N/A	N/A	N/A	N/A	£221.82	-£221.82	£0.00	
				£86,558.11			£29,503.28		£57,054.83				£86,558.11		£0.00	
Y10/0481/SH	Site of Lister House & Helena House Sandgate Esplanade Folkestone		Monitoring fee	£500.00	Completion of agreement	None	£500.00	26.10.10	N/A	N/A	N/A	N/A	£500.00	-£500.00	£0.00	Monitoring legal agreement
			Community	£1,115.63	Prior to commencement	None	£1,115.63	26.10.10	N/A	N/A	N/A	N/A	£1,115.63	-£1,115.63	£0.00	Hythe Youth Centre
			Libraries	£806.85	Prior to commencement	None	£806.85	26.10.10	N/A	N/A	N/A	N/A	£806.85	-£806.85	£0.00	Reorganisation of Folkestone Library
			Indexation	£20.56			£20.56	26.10.10	N/A	N/A	N/A	N/A	£20.56	-£20.56	£0.00	
				£1,943.04			£1,943.04						£1,943.04		£0.00	
Y10/0322/SH	Land at King Street Brenzett Romney Marsh	30.06.10	Libraries	£2,497.00	Prior to commencement	None										
			Community	£9,097.00												
			Indexation													
				£11,594.00												
Y10/0077/SH	50 - 56 Shorncliffe Road Folkestone	24.08.12	Monitoring fee	£1,000.00	Completion of agreement	None	£1,000.00	12.09.12	N/A	N/A	N/A	N/A	£1,000.00	-£1,000.00	£0.00	Monitoring legal agreement
Y09/1100/SH See Y13/0121/SH	106 and R/O 108 High Street Lydd	29.01.10	Monitoring fee	£1,000.00	Prior to commencement	None	Superseded by planning permission Y13/0121/SH									
			Community	£11,578.00		None										
			Libraries	£3,178.00		None										
			Social care	£16,814.00	50% commencement, 50% first occupation	None										
			Indexation			None										
				£31,570.00												
			Monitoring fee	£500.00	Completion of agreement	None	£500.00	11.05.11	N/A	N/A	N/A	N/A	£500.00	-£500.00	£0.00	Monitoring legal agreement
			Open Space	£12,000.00		None	£12,000.00	06.09.13	N/A	N/A	N/A	N/A	£12,000.00	-£12,000.00	£0.00	

Section 106 Agreement - contributions received

APPLICATION	ADDRESS	DATE SIGNED	TYPE	AMOUNT DUE	TRIGGERS	REPAYMENT TIMESCALE	AMOUNT PAID	DATE RECEIVED	AMOUNT PAID	DATE RECEIVED	AMOUNT PAID	DATE RECEIVED	BALANCE	MOVEMENT	BALANCE C/F	PROJECT CONTRIBUTION USED FOR	
Y09/1089/SH	Former Folkestone Youth Centre Shepway Close Folkestone	30.09.10	Community	£8,063.25	Prior to commencement	None	£8,063.25	06.09.13	N/A	N/A	N/A	N/A	£8,063.25	-£8,063.25	£0.00	Folkestone library improvements 2012-13	
			Libraries	£2,724.00		None	£2,724.00	06.09.13	N/A	N/A	N/A	N/A	£2,724.00	-£2,724.00	£0.00	Expansion & enhancement of The Hub (Cafe IT) 2013-14	
			Social care	£14,412.00		None	£14,412.00	06.09.13	N/A	N/A	N/A	N/A	£14,412.00	-£14,412.00	£0.00	Folkestone Sports centre improvements, the ARRCC (Activities, Respite, Rehabilitation, Care Centres) Tontine St refurbishment increasing capacity, and Telecare assistive technology	
			Indexation	£4,082.83			£4,082.83	03.06.14	N/A	N/A	N/A	N/A	£4,082.83	-£4,082.83	£0.00		
				£41,282.08			£41,282.08							£41,282.08		£0.00	
Y09/0828/SH	Land adjoining Craythornes Rolfe Lane, New Romney	20.05.10	Monitoring fee	£500.00	Completion of agreement	N/A	£500.00	29.03.2011	N/A	N/A	N/A	N/A	£500.00	-£500.00	£0.00	Monitoring legal agreement	
			Libraries	£2,270.00	Prior to commencement	None	£2,270.00	01.05.2012	N/A	N/A	N/A	N/A	£2,270.00	-£2,270.00	£0.00	New Romney Library - enhanced services and additional stock	
			Community	£8,270.00		None	£8,270.00	29.03.2011	N/A	N/A	N/A	N/A	£8,270.00	-£8,270.00	£0.00	Phase II youth centre, Marsh Academy	
			Social care	£12,010.00		None	£12,010.00	29.03.2011	N/A	N/A	N/A	N/A	£12,010.00	-£12,010.00	£0.00	Good Day Programme Folkestone Sports Centre	
			Public realm, sports & parking	£1,500.00		None	£1,500.00	29.03.2011	N/A	N/A	N/A	N/A	£1,500.00	-£1,500.00	£0.00	Released to project 1000135 KCC public realm project folkestone high street	
				£24,050.00			£24,050.00							£24,050.00		£0.00	
Y09/0738/SH	Land adjoining Swingfield House Oak Hill Swingfield	22.11.10	Monitoring fee	£500.00	Completion of agreement	N/A	£500	06.04.2011	N/A	N/A	N/A	N/A	£500	-£500.00	£0.00		
Y09/0705/SH	1 Radnor Park Road, 2, 4, 6 & 8 Radnor Park Avenue, Folkestone	30.11.2009	Monitoring fee	£1,000.00	Implementation of planning permission	None	Permission expired. Y12/0111/SH implemented for conversion of 2, 4, 6 & 8 Radnor Park Avenue										
			Community	£4,135.00	Commencement of development												
			Libraries	£3,178.00													
			Social care	£16,614.00													
			Public realm, sports provision, parking strategy	£2,100.00													
			Indexation														
	£26,027.00																
Y09/0627/SH	Military Road Hythe	24.12.09	Monitoring fee	£3,000.00	Completion of agreement	None	£3,000.00	20.05.10	N/A	N/A	N/A	N/A	£3,000.00	-£3,000.00	£0.00	Monitoring agreement	
			Residential improvement	£85,000.00	Prior to first opening for trade	7 yrs from receipt of payment	£85,000.00	20.05.10	N/A	N/A	N/A	N/A	£85,000.00	-£79,974.00	£5,026.00	Double glazing noise reduction	
			Town centre purposes	£200,000.00	Prior to first opening for trade	7 yrs from receipt of payment	£200,000.00	16.02.11	N/A	N/A	N/A	N/A	£200,000.00	-£181,954.24	£18,045.76	Hythe events - released to Hythe TC 22.07.11. Signage, lighting & passenger shelters - released to Hythe TC 2012-2014. Promotional bags 03.02.16. Mackeson Sq improvements July 2016	
			Traffic management	£35,000.00	Prior to first opening for trade	7 yrs from receipt of payment	£35,000.00	16.02.11	N/A	N/A	N/A	N/A	£35,000.00	-£35,000.00	£0.00	Traffic improvements detailed in S106. Released to KCC 18.07.11	
				£320,000.00											£320,000.00	-£296,928.24	£23,071.76
Y09/0382/SH	Land at Terlingham Village, Hawkinge	27.10.09	Monitoring fee	£500.00	Completion of agreement	None	£500.00	27.10.2009	N/A	N/A	N/A	N/A	£500.00	-£500.00	£0.00	Monitoring agreement	
			Community	£30,599.00	Prior to commencement	None	£30,599.00	27.10.2009	N/A	N/A	N/A	N/A	£30,599.00	-£30,599.00	£0.00	Shepway Hub (IT Cafe) - enhancement & expansion of equipment & sessions	
			Libraries	£8,399.00		None	£8,399.00	27.10.2009	N/A	N/A	N/A	N/A	£8,399.00	-£8,399.00	£0.00	Folkestone Library - reorganisation & expansion of library space & additional stock	
			Social care	£44,437.00		None	£44,437.00	27.10.2009	N/A	N/A	N/A	N/A	£44,437.00	-£44,437.00	£0.00	Community space at new build care home Hawkinge	
			Indexation	None		None	None										
				£83,435.00												£83,435.00	
Y09/0327/SH	Former Travis Perkins Yard 7-8 Salisbury Road, Folkestone	30.06.09	Monitoring fee	£1,000.00	Commencement of development	None											
			Libraries	£3,859.00													
			Social care	£20,417.00			50% upon commencement, 50% on first occupation										
			Public realm, sports provision, parking strategy	£2,550.00													
			Community	£9,924.00													
			Indexation														
	£36,750.00																
Y09/0145/SH	Link Park Lympe Industrial Estate Lympe	30.08.09	Monitoring fee	£10,000.00	Completion of agreement	£1,000 per year for 10 years	£1,000.00	08.07.2010	£1,000.00		£1,000.00		£3,000.00	-£3,000.00	£0.00	Monitoring travel plan	
Y09/0062/SH	Hurricane Way	04.05.09	Monitoring fee	£1,000.00	Prior to commencement	None	£1,000.00	25.03.10	N/A	N/A	N/A	N/A	£1,000.00	-£1,000.00	£0.00	Monitoring legal agreement	
			Adult education	£8,960.00	Practical completion		£8,960.00		N/A	N/A	N/A	N/A	£0.00		£0.00		The Cube

Section 106 Agreement - contributions received

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	Hawkinge		Libraries	£10,080.00	Practical completion of development	None	£10,080.00	Paid direct to KCC	N/A	N/A	N/A	N/A	£0.00		£0.00	Folkestone library improvements
				£19,040.00			£19,040.00						£0.00		£0.00	
Y08/1214/SH	The Firs Club Firs Lane Folkestone	31.03.09	Monitoring fee	£1,000.00	On commencement	None										
			Play space	£5,000.00	Priro to commencement to pay 10% (£4442). £19,1989 on occupation of 10th & 20th dwelling	None										
			Social care	£30,025.00												
			Community	£3,721.00												
			Libraries	£5,675.00												
			Indexation													
				£4,442.10												
Y08/1212/SH	Leas Pavillion	20.04.15	Monitoring fee	£3,000.00	Upon completion of deed	None	£3,000	13.04.15					£3,000.00	-£3,000.00	£0.00	
			Libraries	£3,710.12	25% -17th unit 50% - 34th unit 75% -51st unit and 100% -60th unit	None										
			Adult education	£1,431.06	as above	None										
			Education	£54,876.68	as above	None										
			Play space	£33,600.00	as above	None										
			Open space	£42,384.06	as above	None										
			Open space maintenance	£24,187.17	as above	None										
			Indexation			None										
				£160,189.09												
Y08/1184/SH	Rear of 39/41 Risborough Lane Folkestone	20.09.09	Monitoring fee	£500.00	Prior to commencement	None	£500.00	15.01.10	N/A	N/A	N/A	N/A	£500.00	-£500.00	£0.00	
			Community	£8,270.00	50% commencement, 50% first occupation	None	£4,135.00	20.10.09	£4,135.00	12.11.2013	N/A	N/A	£8,270.00	-£4,135.00	£0.00	Redevelopment of youth facility in harbour
			Social care	£12,010.00	50% commencement, 50% first occupation	None	£6,005.00	20.10.09	£6,005.00	12.11.2013	N/A	N/A	£12,010.00	-£6,005.00	£0.00	Age Concern Folkestone & Folkestone Sports Centre
			Libraries	£2,270.00	50% commencement, 50% first occupation	None	£1,135.00	20.10.09	£1,135.00	12.11.2013	N/A	N/A	£2,270.00	-£1,135.00	£0.00	Folkestone Library
			Shepway parking	£750.00	Prior to commencement	None	£750.00	20.10.09	N/A	N/A	N/A	N/A	£750.00	-£750.00	£0.00	Released to project 1000135 KCC public realm project Folkestone High Street
			Indexation	£1,225.00					£1,225.00	12.11.2013			£1,225.00	-£1,225.00	£0.00	
				£24,525.00			£12,025.00		£12,500.00				£24,525.00		£0.00	
Y08/1036/SH - see Y10/0898/SH	Hotel Imperial Princes Parade Hythe	DoV 02.11.10 & 18.01.12	Monitoring fee	£5,000.00	Practical completion residential Ph 1	None	Superseded by planning permission Y10/0898/SH									
				£3,000.00	Practical completion residential Ph 2											
				£2,000.00	Practical completion residential Ph3											
			Libraries	£17,025.00												
			Education	£138,116.00												
			Social care	£90,075.00	50% prior to occupation of 31st unit & 50% prior to occupation of 58th unit											

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			Affordable housing	£1,238,400.00	Practical completion of 58th unit	10 yrs from receipt of payment										
			Pumping Station	£12,500.00	Prior to first occupation of Phase 3											
			Indexation													
				£1,496,116.00												
Y08/1003/SH see Y13/0294/SH	Land adjoining Owlers, Church Lane, New Romney	Superseded by Y13/0294/SH														
Y08/0949/SH	Coast 55A Seabrook Road (former St Augustine's School site) Seabrook	21.12.10	Education	£7,673.12	Prior to commencement	None	£7,673.12	06.08.12	N/A	N/A	N/A	N/A	£7,673.12	-£7,673.12	£0.00	(Activities, Respite, Rehabilitation, Care Centres Tontine St refurbishment to increase capacity, and Telecare Hythe Library reconfiguration & enhancement & additional book stock
			Social care	£15,613.00			£15,613.00	06.08.12	N/A	N/A	N/A	N/A	£15,613.00	-£15,613.00	£0.00	
			Libraries	£2,951.00			£2,951.00	06.08.12	N/A	N/A	N/A	N/A	£2,951.00	-£2,951.00	£0.00	
			Indexation	£1,539.81			£1,539.81	06.08.12	N/A	N/A	N/A	N/A	£1,539.81	-£1,539.81	£0.00	
				£27,776.93			£27,776.93								£0.00	
Y08/0152/SH	8 & 9 Marine Parade Folkestone	22.12.08	Monitoring fee	£100.00	Completion of agreement	None	£100.00	23.12.08	N/A	N/A	N/A	N/A	£100.00	-£100.00	£0.00	Monitoring agreement
			Parking Strategy/sports provision	£2,400.00	Prior to commencement	None										
			Adult education	£2,160.00												
			Social care	£14,412.00	Prior to commencement	None										
			Youth & community	£2,481.00												
			Indexation		Prior to commencement	None										
				£21,453.00												
Y07/1566/SH	Land adjoining Pumping Station Dymchurch Road St Marys Bay	14.06.16	Libraries	£4,081.70	Prior to commencement	None	£4,081.70	14.12.17					£4,081.70	£0.00	£4,081.70	New Romney library bookstock & St Marys Bay mobile library
			Community	£1,791.48			£1,791.48	14.12.17					£1,791.48	£0.00	£1,791.48	Staff & equipment at St Marys Bay village hall adult learning sessions
			Social care	£5,131.45			£5,131.45	14.12.17					£5,131.45	£0.00	£5,131.45	Romney Marsh Day Centre & Rehabilitation Unit
			NHS	£77,760.00			£77,760.00	14.12.17					£77,760.00	£0.00	£77,760.00	Enhancing healthcare needs in surgeries in New Romney area
			Indexation	£4,128.57			£4,138.57	14.12.17					£4,138.57	£0.00	£4,138.57	
			Interest													
				£88,674.63			£92,813.20						£92,813.20		£92,813.20	
Y07/1251/SH see Y11/0146/SH	Land rear of the Old School House Church Lane New Romney	Superseded by Y11/0146/SH														
Y07/0885/SH see Y13/0127/SH	Spitfire Leisuredrome, Aerodrome Road Hawkinge	22.10.08	Social or recreational facilities in Hawkinge	£68,000.00	Prior to commencement or completion of sale of site	10 years from date of receipt of payment	£68,000	26.10.2011	N/A	N/A	N/A	N/A	£68,000	-£68,000.00	£0.00	Multi use games areas in Hawkinge
			Indexation	£6,234.00			£6,324.00	26.10.2011	N/A	N/A	N/A	N/A	£6,324.00	-£6,324.00	£0.00	
				£74,234.00			£74,234.00						£74,324.00		£0.00	
Y07/0684/SH see Y10/0481/SH	Lister House & Helena House Sandgate Esplanade Sandgate	Superseded by Y10/0481/SH														
				£2,500.00	Prior to submission of details for runway		£2,500.00	18.11.13	N/A	N/A	N/A	N/A	£2,500.00	£0.00	£2,500.00	Monitoring development

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Y06/1647/SH & Y06/1648/SH	Lydd Airport	26.09.11	Development monitoring	£2,500.00	Prior to submission of details for terminal	10 yrs from date of payment												
				£41,000.00	Prior to operation of runway													
				£41,000.00	Prior to operation of terminal													
			Noise survey fee for Greatstone School	£10,000.00	Prior to commencement of runway	None	£10,000.00	08.07.14	N/A	N/A	N/A	N/A	£10,000.00	-£10,000.00	£0.00	To be used for sound insulation survey for Greatstone School		
			Noise mitigation measures for Greatstone School	£90,000.00	On completion of runway	None												
			Bus shelter	£10,750.00	Prior to operation of terminal building	10 yrs from date of payment												
			Indexation															
				£197,750.00			£12,500.00						£12,500.00		£2,500.00			
Y06/1199/SH	6 -12 East Street, Hythe	20.12.06	Libraries	£3,601.00	Commencement of development	10 yrs from date of receipt	£3,601.00	21.06.07 paid direct to KCC	N/A	N/A	N/A	N/A	£0.00	£0.00	£0.00			
			Adult education	£3,054.00			£3,054.00	21.06.07 paid direct to KCC	N/A	N/A	N/A	£0.00	£0.00	£0.00				
			Indexation	£171.38			£171.38	21.06.07 paid direct to KCC	N/A	N/A	N/A	£0.00	£0.00	£0.00				
				£386,826.37		£386,826.37				£380,000.00		£0.00						
Y06/1079/SH	Nickolls Quarry Dymchurch Road Hythe	23.09.08 DoV 10.10.13	Monitoring	£25,000 (£20K SDC, £5K KCC)	Prior to commencement	None												
			Sport leisure & community	£3,200,000.00	£9,925 within 1 month of signing DoV. Balance prior to completion of more than 250 dwellings	None	£9,925 (+ £1,547.45 indexation & £937.75 interest)	09.10.15					£9,925.00	-£9,925.00	£0.00	Strategic leisure feasibility study		
			Railway contribution	£100,000.00	On completion of land transfer	SDC - if not applied within 5yrs any payments may be used for sport & leisure												
			Bus	£625,000.00	Prior to occupation of 200th dwelling or completion of community centre, then phased over 5 yrs	None												
			Highways (works to Scanlons Bridge)	£45,000.00	Within 1 month of signing DoV.	None	£45,000.00	14.04.14 paid direct to KCC	N/A	N/A	N/A	N/A	£45,000.00	-£45,000.00	£0.00	Toucan crossing at Scanlons Bridage		
			Highways (works to Newingreen Junctions)	£289,000.00	Prior to commencement of construction of any building.	5 yrs of payment - then to be used for KCC community facilities in Shepway	£289,000 (+ £44,101.40 indexation)	08.05.15 Paid direct to KCC	N/A	N/A	N/A	N/A	£289,000.00	-£289,000.00	£0.00	Works to Newingreen Junctions		
			Pedestrian Route Improvements	£15,000.00	To be paid to KCC prior to commencement of construction of any building	5 yrs of payment - then to be used for KCC community facilities in Shepway												
			Education	£1,200,000.00	10% prior to occupation of first dwelling, 40% prior to occupation of 50th, balance plus 10.85% of total prior to occupation of 300th	None												Palmarsh School
			Supplementary Measures fund	£50,000.00	Prior to first occupation													For variations to travel plan
Indexation						£44,101.40						£44,101.40	-£44,101.40	£0.00	Works to Newingreen junctions			

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			Indexation				£1,547.45						£1,547.45	-£1,547.45	£0.00	Strategic leisure feasibility study
			Interest				£937.75						£937.75	-£937.75	£0.00	Strategic leisure feasibility study
			Interest													
				£5,479,000.00			£390,511.60						£0.00		£0.00	
Y05/0775/SH	Corner of Stanley & Shaftesbury Avenue Folkestone	31.10.06	Affordable housing	£65,000.00	Prior to commencement	3 yrs from receipt	£65,000.00	24.10.07					£65,000.00	-£65,000.00	£0.00	
Y05/0258/SH see Y13/0294/SH	Land adjoining Owlers, Church Lane, New Romney	See Y13/0294/SH														
Y05/0097/SH	Land at St Leonards School, Hythe	31.03.08	Play equipment	£10,000.00	Occupation of 10th unit		£10,000.00	06.03.12	N/A	N/A	N/A	N/A	£10,000.00	-£10,000.00	£0.00	Skate park
			Youth & community	£13,025.00	Commencement of development	10 yrs from occupation of last dwelling	£13,025.00	23.08.10	N/A	N/A	N/A	N/A	£13,025.00	-£13,025.00	£0.00	Hythe Youth Club
			Adult education	£5,940.00			£5,940.00	23.08.10	N/A	N/A	N/A	N/A	£5,940.00	-£5,940.00	£0.00	The Cube
				£28,965.00			£28,965.00						£28,965.00		£0.00	
Y04/1600/SH	Marine Parade Coach Park Marine Parade & Lower Sandgate Road Folkestone	12.09.13	Monitoring fee	£500.00	Completion of agreement	None	Permission expired.									
			Libraries	£4,292.00	Within 6 months of commencement	10 yrs from receipt of payment										
			Family & social care	£7,019.00												
			Community learning	£14,368.00												
			Primary schools	£71,789.00												
			Open Space	£31,508.00												
			Footpath	£100,000.00	Within 1 month of commencement											
			Cycle track signage	£5,000.00												
			Transit system	£361,600.00	Within 12 months of commencement											
			Indexation													
				£595,576.00												
Y04/1137/SH	Former Garden House Hotel 142 Sandgate Road Folkestone	29.11.04	Affordable housing	£333,798.60	None		£333,798.60	09.02.06	N/A	N/A	N/A	N/A	£333,798.60	-£33,798.60	£0.00	
			Walking Strategy Programme	£7,160.13	None		£7,160.13	09.02.06	N/A	N/A	N/A	N/A	£7,160.13	£0.00	£7,160.13	
				£340,958.73												
				£340,958.73												
				£340,958.73												
				£7,160.13												
Y03/0903/SH	Land at Former Aerodrome Hawkinge	11.04.05	Transportation in Hawkinge (SDC)	£65,000.00	Within 3 months of commencement	10 yrs from payment or 8 yrs from opening of bypass, whichever is the earlier	£65,000.00	24.03.06	N/A	N/A	N/A	N/A	£65,000.00	-£16,359.21	£48,640.79	
			Pedestrian crossing (KCC)	£10,000.00		10yrs from payment or 8 yrs from opening of bypass	£10,000.00	24.03.06	N/A	N/A	N/A	N/A	£10,000.00	-£10,000.00	£0.00	Pedestrian crossing on Southern Link Road
			Open space (SDC)	£155,000.00		10yrs from payment or transfer of open space	£155,000.00	10.05.12	N/A	N/A	N/A	N/A	£155,000.00	-£135,000.00	£20,000.00	To be transferred to HTC along with open space
			Indexation	£29,975.61			£29,975.61		N/A	N/A	N/A	N/A	£29,975.61	-£29,975.61		
				£259,975.61												
				£259,975.61												
				£259,975.61												
				£68,640.79												
Y03/0904/SH	Land at Barnhurst Lane Hawkinge	11.04.05	Education (KCC)	£175,000.00	Within 3 months of commencement	None	£175,000.00	01.07.07 paid direct to KCC	N/A	N/A	N/A	N/A	£0.00	£0.00	£0.00	
			Transportation (SDC)	£35,000.00	Within 3 months of commencement	10yrs from payment or 8 yrs from opening of bypass	£35,000.00	Paid direct to KCC	N/A	N/A	N/A	N/A	£0.00	£0.00	£0.00	Bus and signage improvements
			Community facilities	£100,000.00			£100,000.00	06.07.07	N/A	N/A	N/A	N/A	£100,000.00	-£100,000.00	£0.00	Community centre sports hall improvements
				£310,000.00												
				£310,000.00												
				£310,000.00												
				£0.00												
Y02/0005/SH	Land at Cedars, Barrowhill, S ellinge	30.01.03	Primary school	£3,017.00	Occupation of 5th dwelling	10 yrs from occupation of last dwelling	£3,017.00	01.09.03 paid direct to KCC	N/A	N/A	N/A	N/A	£0.00	£0.00	£0.00	
			Highway speed reduction measures	£6,750.00		None	£6,750.00	08.05.03	N/A	N/A	N/A	N/A	£6,750.00	-£6,750.00	£0.00	
				£9,767.00												
				£9,767.00												
				£9,767.00												
				£0.00												
Y02/0267/SH	Land at Harden Road Lydd	23.07.03	Education	£30,171.00	Commencement of development	10 yrs from occupation of last dwelling	£30,171.00		N/A	N/A	N/A	N/A	£30,171.00	£30,171.00	£0.00	
				£30,171.00												
				£30,171.00												
				£30,171.00												
				£0.00												

Section 106 Agreement - contributions received

APPLICATION	ADDRESS	DATE SIGNED	TYPE	AMOUNT DUE	TRIGGERS	REPAYMENT TIMESCALE	AMOUNT PAID	DATE RECEIVED	AMOUNT PAID	DATE RECEIVED	AMOUNT PAID	DATE RECEIVED	BALANCE	MOVEMENT	BALANCE C/F	PROJECT CONTRIBUTION USED FOR
Y01/0162/SH	Land opposite 57-73 Enbrook Valley	08.10.02	Education	£57,950.00	Commencement of development	10 yrs from occupation of last dwelling	£57,950.00	01.10.07 paid direct to KCC	N/A	N/A	N/A	N/A	£0.00	£0.00	£0.00	
			Play equipment	£12,270.00	Practical completion	None	£12,270.00	30.10.07	N/A	N/A	N/A	N/A	£12,270.00	-£12,270.00	£0.00	
			Indexation	£16,255.00	Commencement of development		£16,255.00	18.06.09 paid direct to KCC	N/A	N/A	N/A	N/A	£0.00	£0.00	£0.00	
				£86,475.00			£86,475.00	30.10.07					£12,270.00	-£12,270.00	£0.00	
Y01/0222/SH	Land opposite 73-133 Enbrook Valley	08.10.02	Play equipment	£16,730.00			£16,730.00	30.10.07	N/A	N/A	N/A	N/A	£16,730.00	-£16,730.00	£0.00	SDC
Y00/0124/SH	Land at Harden Road Lydd	03.12.01	Open space	£5,599.36	Transfer of open space	None	£5,599.36	11.10.05	N/A	N/A	N/A	N/A	£5,599.36	-£5,599.36	£0.00	
			Primary schools	£88,911.00	Commencement of development	10 yrs from date of last occupation	£88,911.00	29.08.03	N/A	N/A	N/A	N/A	£88,911.00	-£88,911.00	£0.00	
			Indexation	£11,553.00			£11,553.00	06.01.06	N/A	N/A	N/A	N/A	£11,553.00	-£11,553.00	£0.00	
				£106,063.36			£106,063.36						£106,063.36		£0.00	
Y00/0683/SH	Land adj to Armada Close, Greatstone	28.03.01	Pedestrian crossing	£19,000.00	Commencement of development	None	£19,000.00	29.01.02	N/A	N/A	N/A	N/A	£19,000.00	-£19,000.00	£0.00	Two road narrowing 'build outs' in Grand Parade
99/0002/SH	Land between 31 & 33 Kingfisher Avenue Hythe		Open space	£45,000.00			£45,000.00	20.06.08	N/A	N/A	N/A	N/A	£45,000.00	-£45,000.00	£0.00	SDC
99/1143/SH	Land at Aerodrome Road Hawkinge	19.05.00	Open space	£30,441.00			£30,441.00	06.03.08	N/A	N/A	N/A	N/A	£30,441.00	-£30,441.00	£0.00	SDC
			Indexation	£1,513.00			£1,513.00	11.02.09	N/A	N/A	N/A	N/A	£1,513.00	-£1,513.00	£0.00	SDC
97/1020/SH	Berwick Manor Farm, Lympne	04.03.99	Highway works	£30,000.00			£30,000.00	20.05.06	N/A	N/A	N/A	N/A	£30,000.00	-£30,000.00	£0.00	
			Open space	£20,829.93			£20,829.93	06.03.08	N/A	N/A	N/A	N/A	£20,829.93	-£20,829.93	£0.00	SDC
			Indexation	£6,004.00			£6,004.00	17.04.08	N/A	N/A	N/A	N/A	£6,004.00	-£6,004.00	£0.00	SDC
97/0028/SH	Land at St Mary's Hospital, Etchinghill	09.05.97	Community contributions	£10,000.00			£10,000.00	20.06.00	N/A	N/A	N/A	N/A	£10,000.00	-£10,000.00	£0.00	Released to Etchinghill Community Centre 2003
			Open space	£14,000.00			£14,000.00	20.06.00	N/A	N/A	N/A	N/A	£14,000.00	-£14,000.00	£0.00	
			Open space	£21,500.00			£21,500.00	20.06.00	N/A	N/A	N/A	N/A	£21,500.00	-£21,500.00	£0.00	

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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**FOLKESTONE & HYTHE DISTRICT COUNCIL
PLANNING AND LICENSING COMMITTEE – 26 FEBRUARY 2019**

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:

Application No:	Type of Lobbying

SIGNED:

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

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PLANNING AND LICENSING COMMITTEE

26th FEBRUARY 2019

SUPPLEMENTARY INFORMATION TO SCHEDULE OF APPLICATIONS

1. Y18/0196/SH THE COTTAGE, HILLSIDE, SANDGATE, FOLKESTONE
(Page 9)

Erection of a four-storey building containing 5 No. 2 bedroom and 1 No. 3 bedroom apartments and a two-storey building containing 1 No. 2 bedroom apartment together with car parking, cycle and bin storage following removal of the existing house and garage.

Mr Timothy Simmonds, local resident, to speak against the application.
Cllr Tim Prater, on behalf of Sandgate Parish Council, to speak on the application
Giles Taylor, applicant's agent, to speak in support of the application.

2. Y18/1077/FH CHAPEL COTTAGE, LYMBRIDGE GREEN, STOWTING
(Page 27) COMMON

Erection of two holiday lets together with access and parking.

Philippa Hawley, applicant to speak in support of the application.

THE SCHEDULE WILL RESUME IN THE FOLLOWING ORDER:

1. Y18/0196/SH THE COTTAGE, HILLSIDE, SANDGATE, FOLKESTONE
(Page 9)

An additional letter has been received from a local resident, objecting to the application on the following grounds:

- The development will cause massive disruption to the existing residents of Hillside.
- Many on Hillside are now elderly and if urgent medical help is required there could be obstructions for emergency vehicles due to builders trucks in this narrow cul-de-sac, it could result in an unnecessary fatality.
- The site already contains a 5 bedroom family home in a conservation area, what is to be gained by demolishing it just to provide 3 or 4 additional flats without enough parking spaces?

The majority of these issues have been covered within the officer's report. Disturbance due to construction traffic is not a material planning consideration.

2. Y18/1077/FH CHAPEL COTTAGE, LYMBRIDGE GREEN, STOWTING
(Page 27) COMMON

Comments received from Stowting Parish Council:

Support – Several outbuildings at the rear of this property have fallen into disrepair and the homeowner has applied for permission to demolish them and replace with a pair of holiday lets. There is a driveway access, but the site will not be visible from the road and a parking area will be created in the same vicinity. The new buildings will be timber framed and clad, two-storey, with a mezzanine bedroom. Mulberry Cottages have advised that they have a viable business plan, with a focus on walkers. They have letters of support from the Chairman of the North Downs Society and from their closest neighbours. An ecological survey has shown no reason to oppose the application and the waste water will flow into a septic tank via a treatment plant. They would also look to employ a local person as a cleaner/manager. The meeting voted to support the application unanimously.