

Planning and Licensing Committee

Held at: Council Chamber - Civic Centre, Folkestone

Date: Tuesday, 25 August 2020

Present: Councillors John Collier, Gary Fuller,
Mrs Jennifer Hollingsbee, Nicola Keen, Jim Martin,
Philip Martin (Vice-Chair), Jackie Meade, Ian Meyers,
Georgina Treloar and David Wimble

Apologies for Absence: Councillor Clive Goddard

Officers Present: Robert Allan (Principal Planning Officer), David Campbell (Development Management Team Leader), Katy Claw (Planning Officer), Rob Davis (Senior Planning Officer), Claire Dethier (Strategic Development Manager), Ewan Green (Director of Place), Sue Lewis (Committee Services Officer), Helena Payne (Development Management Team Leader) and Jemma West (Committee Service Specialist)

Others Present:

19. **Declarations of Interest**

There were no declarations of interest.

20. **Minutes**

The minutes of the meeting held on 28 July 2020 were submitted, approved and signed by the Chairman.

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

The minutes of the meeting held on 27 July 2020 were submitted, approved and signed by the Chairman.

22. **Y19/0318/FH - Burgoyne Barracks North and Napier Barracks, West Road, Folkestone**

Report DC/20/11 Reserved matters application for the erection of 355 dwellings with associated landscaping, infrastructure, earthworks, at phases 2C and 4, Burgoyne Barracks North and Napier Barracks,

pursuant to outline planning application Y14/0300/FH.

Vivienne Kenny, local resident on behalf of Shorncliffe Trust provided written evidence on the application.

Lucy Wilford, agent provided written evidence on the application.

NB: Councillor Philip Martin lost connection at this point so did not vote on the application.

Proposed by Councillor John Collier
Seconded by Councillor David Wimble and

Resolved: That Councillor Mrs Jenny Hollingsbee take the Chair for the meeting or until such time that Councillor Philip Martin returns.

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

Proposed by Councillor Mrs Jenny Hollingsbee
Seconded by Councillor David Wimble and

Resolved: That permission for the reserved matters be granted subject to the conditions set out at the end of the report and that delegated authority be given to the Chief Planning Officer to agree and finalise the wording of the conditions and add any other conditions that he considers necessary.

(Voting: For 5; Against 4; Abstentions 0)

Councillor Philip Martin returned to Chair the meeting.

23. **Y19/0248/FH - Land Adj 1 Railway Cottages Duck Street Elham Canterbury Kent CT4 6TP**

Report DC/20/12 Outline application for the erection of 3 x detached dwellings including detailed consideration of access (a short re-alignment of Duck Street) and layout, all other matters reserved.

Julie Smith, local resident provided written representation on issues in respect of flooding, detrimental impact of residential amenity, loss of privacy, reduction of light, noise pollution, in an area of outstanding natural beauty and a breach to the boundary settlement.

Cllr Stanyon, Elham Parish Council provided written representation confirming the objection to the application on the grounds that the development is outside the boundary settlement in an area of outstanding natural beauty. He stated that if members were minded to approve the application then he would wish to expect a contribution to lower-cost housing and not executive homes and examine flooding issues.

Cllr Stuart Peall, Ward Member spoke against the application highlighting a number of issues; quality of privacy for existing residents, access to light for existing properties, flooding and run off issues, pollution, narrow access road for emergency services, height and position of the proposed development and the wildlife on the site, badgers included.

Elizabeth Welch, applicants agent provided written representation informing that they had worked with officers to obtain a positive application and listened to local residents concerns. He explained the history of the site and previous submitted applications and referred to the Places and Policies Local Plan. The development was reduced to just three dwellings due to comments made and to reflect AONB. There is continuous footway to the and from the site. This application is to consider layout and access only. A landscape strategy and landscape and visual assessment have taken place and appropriate mitigation for wildlife. The scheme is well prepared and will provide high quality family sized homes.

Proposed by Councillor David Wimble
Seconded by Councillor Mrs Jenny Hollingsbee and

Resolved: That planning permission be granted subject to the conditions set out below and the applicant and that delegated authority be given to the Chief Planning Officer to agree and finalise the wording of the conditions and the legal agreement and add any other conditions that he considers necessary.

(Voting: For 3; Against 7; Abstentions 0)
The Vote was lost.

Proposed by Councillor John Collier
Seconded by Councillor Jim Martin and

Resolved: To refuse planning permission on the grounds that the application site is outside of the settlement confines, within the AONB and as such would result in harm to the character of rural area.

(Voting: For 7; Against 3; Abstentions 0)

24. **20/0073/FH - Hillcroft, School Road, Saltwood, Hythe, Kent, CT21 4PP**

Report DC/20/13 Section 73 application for the variation of conditions 1 (approved drawings) and 7 (obscure glass) of planning permission Y19/0272/SH (Erection of a detached two storey dwelling) to enable an increase in ridge height, additional fenestration, revisions to the ground floor layout and external materials.

Julie Nisbet, local resident provided written representation against the application.

Mr Aldo Sassone-Corsi, applicant provided written representation on the application.

Proposed by Councillor Jim Martin
Seconded by Councillor John Collier and

Resolved: That planning permission be refused for the reason set out at the end of the report.

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

25. **Y19/1152/FH & Y19/1142/FH - French House, Aldington Road, Lympne, Hythe Kent CT21 4PA**

Report DC/20/14:

Y19/1152/FH - Change of use of the French House from Class C3 residential dwelling to a 10 bed boutique hotel Class C1; partial demolition, reconstruction and conversion of outbuildings; erection of 5 new build bedroom pods; erection of new social canopy; erection of check-in building; extension to existing restaurant; creation of new link pathways and a new access road; new refuse store; and creation of a new car park for 50 car spaces.

Mr Brad Smith, local resident provided video representation against the application.

Cllr John Wing, Ward Member provided video representation against the application.

Mr Jeff Lawrence, on behalf of Lympne Parish Council provided written representation against the application.

Mr Tony Kelly, applicant provide video representation.

Proposed by Councillor David Wimble
Seconded by Councillor John Collier and

Resolved: That planning permission be granted subject to the conditions set out at the end of the report and that delegated authority be given to the Chief Planning Officer to agree and finalise the wording of the conditions and add any other conditions that he considers necessary.

(Voting: For 5; Against 3; Abstentions 2)

Y19/1142/FH - Listed Building Consent for restoration and conversion of Grade II* listed French House. Refurbishment and redevelopment of ancillary buildings. Demolition of outbuildings to north of garage to enable a new single storey enclosure plant room.

Proposed by Councillor David Wimble
Seconded by Councillor John Collier and

Resolved: That listed building consent be granted subject to the conditions set out at the end of the report and that delegated authority be given to the Chief Planning Officer to agree and finalise the wording of the conditions and add any other conditions that he considers necessary.

(Voting: For 8; Against 1; Abstentions 1)

26. **Lobbying Forms**

This page is intentionally left blank

FOLKESTONE & HYTHE DISTRICT COUNCIL
PLANNING AND LICENSING COMMITTEE – 25 AUGUST 2020

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

NONE

SIGNED: 

Cllr John Collier

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

This page is intentionally left blank

FOLKESTONE & HYTHE DISTRICT COUNCIL
PLANNING AND LICENSING COMMITTEE – 25 AUGUST 2020

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

NONE

SIGNED: 

Cllr Jenny Hollingsbee

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

This page is intentionally left blank

**FOLKESTONE & HYTHE DISTRICT COUNCIL
PLANNING AND LICENSING COMMITTEE – 25 AUGUST 2020**

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

Y19/1142/FH	Email.....

SIGNED: 
Cllr Ian Meyers

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

This page is intentionally left blank