



Agenda

Meeting: **Planning and Licensing Committee**
Date: **14 December 2021**
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.

Although social distancing rules have been relaxed, for the safety of the public, elected members and staff, we will continue to seat members of the public approximately one metre apart. This means that there will be 13 seats available for members of the public, which will be reserved for those speaking or participating at the meeting. The remaining available seats will be given on a first come, first served basis.

All attendees at meetings are kindly asked to wear face coverings, unless they are addressing the meeting.

Queries about the agenda? Need a different format?

Contact Sue Lewis – Tel: 01303 853265
Email: committee@folkestone-hythe.gov.uk or download from our website
www.folkestone-hythe.gov.uk

1. **Apologies for Absence**

2. **Declarations of Interest (Pages 3 - 4)**

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

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

3. **Minutes (Pages 5 - 10)**

To consider and approve, as a correct record, the minutes of the meetings held on 11 and 23 November 2021.

4. **Minutes of the Licensing Sub-Committee (Pages 11 - 12)**

To consider and approve, as a correct record, the minutes of the meetings held 2 December 2021.

5. **21/1989/FH - Princes Parade Promenade, Princes Parade, Hythe CT21 6EQ (Pages 13 - 28)**

New electricity substation and bin store.

6. **21/1997/FH - Princes Parade Promenade, Princes Parade, Hythe CT21 6EQ (Pages 29 - 44)**

Storm water outfall drainage pipes.

7. **21/0964/FH - Land 250 North East of Longage Hill Farm Cottages, Lyminge (Pages 45 - 62)**

Retrospective application for the erection of two timber sheds for agricultural storage and associated hardstanding (re-submission of 20/1799/FH)

Declarations of Interest

Disclosable Pecuniary Interest (DPI)

Where a Member has a new or registered DPI in a matter under consideration they must disclose that they have an interest and, unless the Monitoring Officer has agreed in advance that the DPI is a 'Sensitive Interest', explain the nature of that interest at the meeting. The Member must withdraw from the meeting at the commencement of the consideration of any matter in which they have declared a DPI and must not participate in any discussion of, or vote taken on, the matter unless they have been granted a dispensation permitting them to do so. If during the consideration of any item a Member becomes aware that they have a DPI in the matter they should declare the interest immediately and, subject to any dispensations, withdraw from the meeting.

Other Significant Interest (OSI)

Where a Member is declaring an OSI they must also disclose the interest and explain the nature of the interest at the meeting. The Member must withdraw from the meeting at the commencement of the consideration of any matter in which they have declared a OSI and must not participate in any discussion of, or vote taken on, the matter unless they have been granted a dispensation to do so or the meeting is one at which members of the public are permitted to speak for the purpose of making representations, answering questions or giving evidence relating to the matter. In the latter case, the Member may only participate on the same basis as a member of the public and cannot participate in any discussion of, or vote taken on, the matter and must withdraw from the meeting in accordance with the Council's procedure rules.

Voluntary Announcement of Other Interests (VAOI)

Where a Member does not have either a DPI or OSI but is of the opinion that for transparency reasons alone s/he should make an announcement in respect of a matter under consideration, they can make a VAOI. A Member declaring a VAOI may still remain at the meeting and vote on the matter under consideration.

Note to the Code:

Situations in which a Member may wish to make a VAOI include membership of outside bodies that have made representations on agenda items; 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. It should be emphasised that an effect on the financial position of a Member, relative, close associate, employer, etc OR an application made by a Member, relative, close associate, employer, etc would both probably constitute either an OSI or in some cases a DPI.

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Minutes

Planning and Licensing Committee

Held at:	Council Chamber - Civic Centre Folkestone
Date	Thursday, 11 November 2021
Present	Councillors John Collier, Clive Goddard (Chairman), Mrs Jennifer Hollingsbee, Nicola Keen, Jim Martin, Philip Martin (Vice-Chair), Jackie Meade, Terence Mullard (In place of Ian Meyers), Georgina Treloar and David Wimble
Apologies for Absence	Councillor Ian Meyers
Officers Present:	Kate Clark (Case Officer - Committee Services), Ewan Green (Director of Place), Sue Lewis (Committee Services Officer), Andrew Rush (Regulatory Services & Corporate Contracts Lead Specialist) and Briony Williamson (Licensing Specialist)
Others Present:	

48. **Declarations of Interest**

There were no declarations of interest.

49. **Licensing Policy Statement - Public Consultation**

The Licensing Authority is required to review and publish a Licensing Policy Statement for every successive five year period. A new draft statement was presented to the Planning and Licensing Committee on 24 August 2021 and the recommendation was agreed to proceed to public consultation. The consultation period is now ended. This report summarises the responses received, any amendments made to the policy statement and the final draft to be presented to Full Council for approval.

Members received a short presentation highlighting the key changes to the policy and noted the positive steps forward, paying particularly attention to the work alongside CSU, more guidance to license holders and the formation of a Licensing Forum.

Proposed by Councillor David Wimble
Seconded by Councillor Clive Goddard and

Resolved:

- 1. To receive and note Report DCL/21/32.**
- 2. To receive and note the consultation responses received.**
- 3. To approve the final draft Licensing Policy Statement for the period 2021 to 2026 to be presented for approval by Full Council on 24 November 2021.**

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

Planning and Licensing Committee

Held at:	Council Chamber - Civic Centre Folkestone
Date	Tuesday, 23 November 2021
Present	Councillors Danny Brook, John Collier, Clive Goddard (Chairman), Mrs Jennifer Hollingsbee, Nicola Keen, Jim Martin, Philip Martin (Vice-Chair), Jackie Meade, Georgina Treloar and David Wimble
Apologies for Absence	Councillor Gary Fuller and Councillor Ian Meyers
Officers Present:	Rob Bailey (Development Management Lead Specialist), Kate Clark (Case Officer - Committee Services), Sue Head (Strategic Development Manager (Interim)), Ellen Joyce (Democratic Services Trainee), Sue Lewis (Committee Services Officer) and Ross McCardle (Principal Planning Officer)
Others Present:	

50. **Declarations of Interest**

Councillors Danny Brook, Clive Goddard, Mrs Jenny Hollingsbee, Jim Martin, Philip Martin and David Wimble declared a voluntary announcement in that they are known to one of the speakers in respect of application – Seven Acre Field, St Mary in the Marsh. They remained in the meeting during discussion and voting on the item.

51. **Minutes**

The minutes of the meeting held on 19 October 2021 were submitted, approved and signed by the Chairman.

52. **20/0765/FH 1 Cherry Garden Avenue, Folkestone, CT19 5LB**

This item was withdrawn from the agenda in advance of the meeting.

53. **21/0926/FH 1 Cherry Garden Avenue, Folkestone, CT19 5LB**

This item was withdrawn from the agenda in advance of the meeting.

54. **21/1172/FH Seven Acre Field, St Mary in the Marsh, Romney Marsh**

Residential development for 4 dwellings.

Cllr Tillson spoke on behalf of St Mary in the Marsh Parish Council.

Proposed by Councillor David Wimble

Seconded by Councillor Mr Jenny Hollingsbee and

Resolved: That the application be deferred to enable the applicant to provide information to demonstrate a need for affordable housing in the village, and for submission of a s.106 legal agreement to secure the properties as affordable housing for local people.

(Voting: For 6; Against 4; Abstentions 0)

55. **20/1570/FH 60 High Street, New Romney, TN28 8AU**

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

Members were informed that New Romney Town Council had raised an objection in respect of policy SD1, they were informed that does not apply to this application.

Proposed by Councillor Mrs Jenny Hollingsbee

Seconded by Councillor Danny Brook 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 10; Against 0; Abstentions 0)

56. **21/1177/FH 63-67 Cheriton High Street, Folkestone, CT19 4HA**

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

Proposed by Councillor Georgina Treloar

Seconded by Councillor Philip Martin 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 8; Against 0; Abstentions 2)

57. **Y19/0049/FH Land rear Varne Boat Club, Coast Drive, Greatstone**

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

Proposed by Councillor David Wimble
Seconded by Councillor Mrs Jenny Hollingsbee 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 4; Abstentions 1)

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Minutes

Licensing Sub-Committee

Held at: Council Chamber - Civic Centre Folkestone

Date Thursday, 2 December 2021

Present Councillors John Collier, Gary Fuller and
Mrs Jennifer Hollingsbee

Apologies for Absence

Officers Present: Tim Hixon (Legal Specialist), Sue Lewis (Committee Services Officer) and Briony Williamson (Licensing Specialist)

Others Present:

18. Election of Chairman for the meeting

Proposed by Councillor John Collier
Seconded by Councillor Gary Fuller and

Resolved:

That Councillor Mrs Jenny Hollingsbee is appointed Chairman for the meeting.

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

19. Declarations of interest

There were no declarations of interest.

20. Exclusion of the public

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 paragraph 1 of Part 1 of Schedule 12A to the Local Government Act 1972 –

‘Information relating to any individual.’

21. **Review of whether a licence should be granted to a new Private Hire driver.**

Report DCL/21/39 considers whether a licence should be granted to a New Private Hire driver.

Proposed by Councillor Gary Fuller
Seconded by Councillor John Collier and

Resolved:

1. **To receive and note Report DCL/21/39.**
2. **To grant a Private Hire driver's licence subject to the applicant completing the Disability Awareness training for Taxi and Private Hire driver's course and providing a certificate to that effect within 28 days of completing the course to the Council.**

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

22. **Review of whether any action should be taken against a Hackney Carriage driver's licence**

Report DCL/21/40 is a review of whether any action should be taken against a Hackney Carriage driver's licence.

Proposed by Councillor John Collier
Seconded by Councillor Gary Fuller and

Resolved:

1. **To receive and note Report DCL/21/40.**
2. **To not revoke the licence.**
3. **To continue the renewal process subject to receiving at least 3 appropriate references in support of the applicant.**

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

Agenda Item 5

DCL/21/41

Application No: 21/1989/FH

Location of Site: Princes Parade Promenade
Princes Parade
Hythe CT21 6EQ

Development: New electricity substation and bin store

Applicant: Folkestone & Hythe District Council

Agent: Tibbalds
19 Maltings Place
London SE1 3JB

Officer Contact: David Campbell

SUMMARY

This application is for a new electricity sub-station to serve the future development of Princes Parade that already has planning permission. Notwithstanding that, it is a full planning application that is required to be considered on its own merits. It is considered that there would be no adverse impacts in respect of the Scheduled Monument, ecology, archaeology, contamination, maintenance of the canal, design, visual or residential amenity and the application is considered acceptable.

RECOMMENDATION:

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.

1. INTRODUCTION

- 1.1 The application is reported to Committee because it forms part of a larger development that the Council has a substantial interest in and due to the objection from Hythe Town Council.

2. SITE AND SURROUNDINGS

- 2.1 The wider application site is located in a prominent position on the coast, immediately to the south of the Royal Military Canal (RMC), which is a Scheduled Monument (SM) and Local Wildlife Site (LWS). Beyond the RMC to the north is the residential area of Seabrook, focussed along the A259 and to the south is Princes Parade, the sea wall promenade and the beach.

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- 2.2 The wider site is located approximately 260 metres to the south and south-east of the Kent Downs Area of Outstanding Natural Beauty, which extends as far as Cliff Road on the hillside above.
- 2.3 This site for a new electricity substation sits on the eastern side of the wider Princes Parade development site which would be accessed from an area of land that is proposed to become a future car park. The substation would be located between the new leisure centre and proposed residential areas and is to serve the whole development site.
- 2.4 A site location plan is attached to this report as Appendix 1. Figure 1 below also shows the application site within the context of the wider development.

3.0 PROPOSAL

- 3.1 The application proposes a single storey flat roofed building for use as a substation, a bin store and a smaller store. It would be accessed from one of the car parks close to the new leisure centre and the illustrative location of part of the residential development in the position shown on Figures 1 and 2 below. It is to serve the whole development including the leisure centre and residential elements of the scheme.
- 3.2 The application explains that the substation has been located to fit within the wider site layout for the approved leisure centre and this location has been selected as it does not obstruct site lines of vehicles using the car park and allows refuse collection vehicles to park and manoeuvre adjacent to the bin store. Figures 1 and 2 also show how the access road would join the wider scheme that has been previously approved.

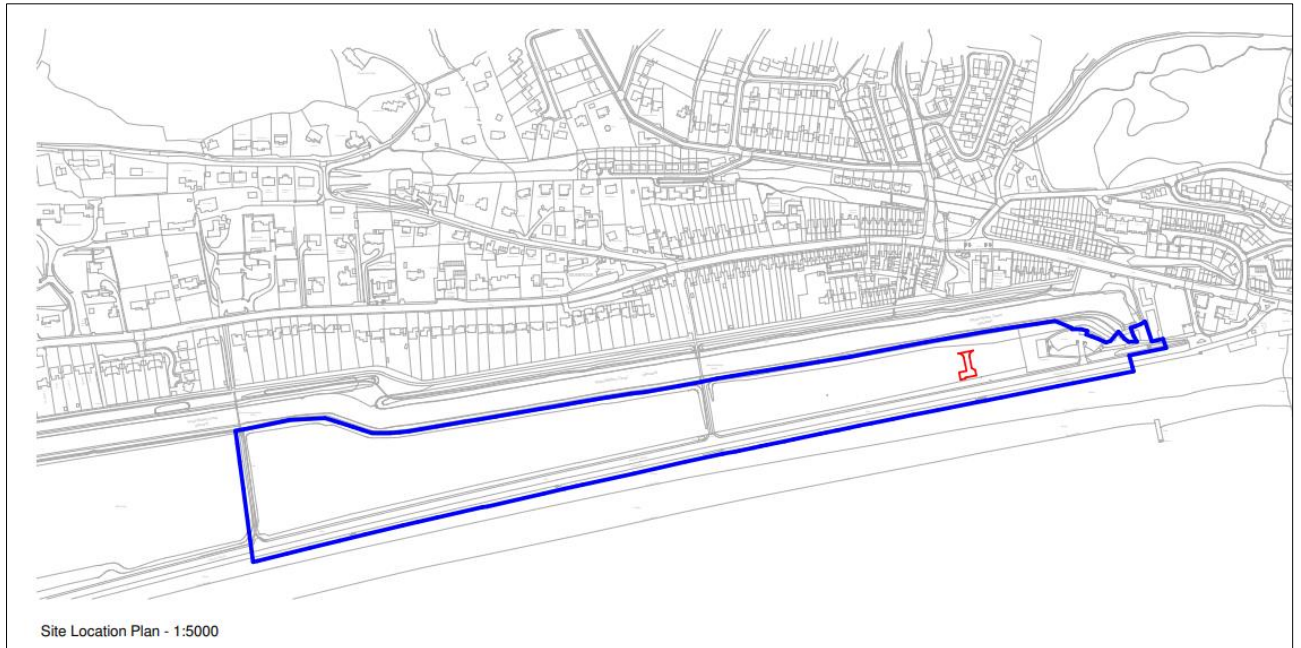


Figure 1 – Site Plan showing location of the site within the wider site area

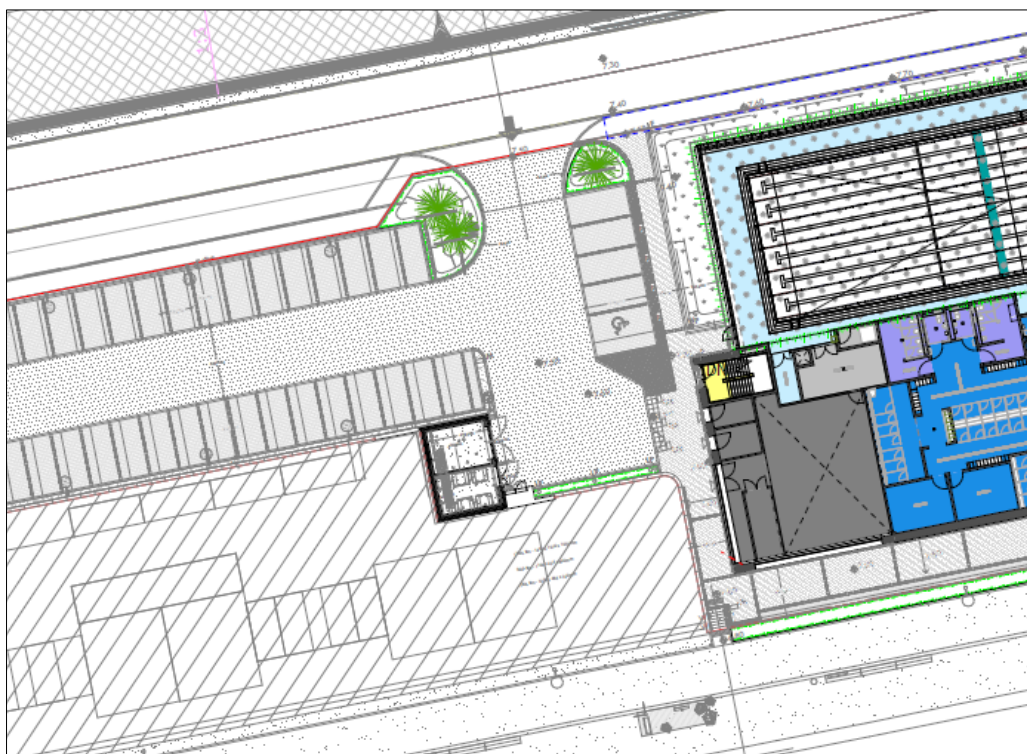


Figure 2 – Position of the substation in relation to the approved scheme.

- 3.3 The bin store would be 8.73m deep, between 4.54m, 5.80m and 8.23m in width and 2.85m in height. The floor plan below in Figure 3 shows how this is to be divided up and how it would provide space for 6 1100ltr bins.

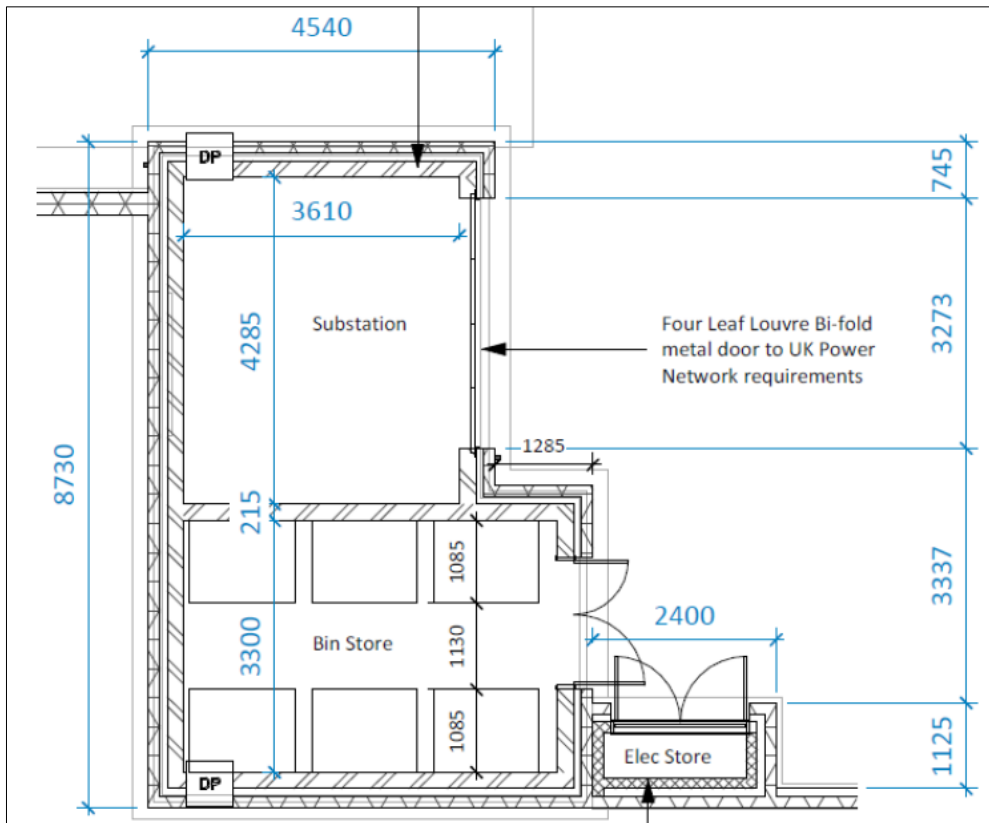


Figure 3 – Layout of the substation

3.4 The building is to be flat roofed and would be finished with faced ragstone, louvred doors to match the ragstone and round washed ballast on the roof. The elevations are given in Figure 4 below.

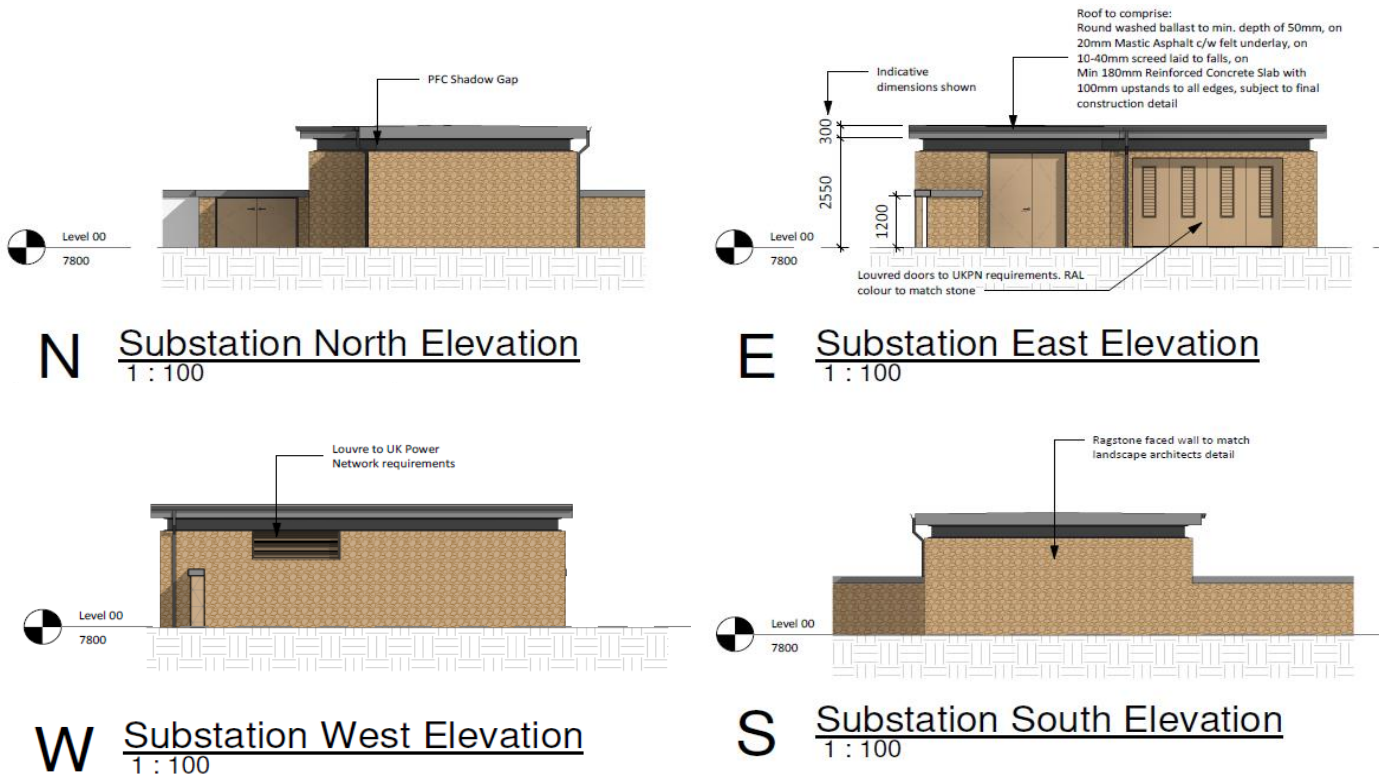


Figure 4 – Elevations of the proposed building.

- 3.5 The following reports were submitted by the applicant in support of this current application:

Design and Access Statement – The Design and Access Statement sets out the design rationale for the scheme, the reason for the proposed location and the materials that are being proposed. It also shows the proposed building within the context of the approved scheme.

Site Investigation Report – A contamination report has been submitted with the application. It is a factual account of the site investigation undertaken. The report includes site investigation methods; ground conditions; soil sample testing procedures; groundwater sampling and level monitoring; gas monitoring. The purpose of the preliminary report and assessment was to identify any contamination or geotechnical issues associated with the former use of the site. The geochemical issues identified include metal, PAH, TPH and asbestos. The recommendations include ground improvement or a piled solution and suspended floor slats.

Response to EA Objection to New Electricity Substation – This is a technical note seeking to overcome the EA's initial objection to works being carried out with 8m of the Royal Military Canal.

4. RELEVANT PLANNING HISTORY

- 4.1 The relevant planning history for the site is as follows:

Y17/1042/SH	Hybrid application accompanied by an Environmental Statement for the development of land at Princes Parade, comprising an outline application (with all matters reserved) for up to 150 residential dwellings (Use Class C3), up to 1,270sqm of commercial uses including hotel use (Use Class C1), retail uses (Use Class A1) and / or restaurant/cafe uses (Use Class A3); hard and soft landscaped open spaces, including children's play facilities, surface parking for vehicles and bicycles, alterations to existing vehicular and pedestrian access and highway layout, site levelling and groundworks, and all necessary supporting infrastructure and services. Full application for a 2,961sqm leisure centre (Use Class D2), including associated parking, open spaces and children's play facility.	Approved
21/1182/FH/CON	Approval of details pursuant to conditions 15, 16 & 17 of Y17/1042/SH	Approved

5. CONSULTATION RESPONSES

5.1 The consultation responses are summarised below.

Consultees

Hythe Town Council: Object for the following reasons:

- Insufficient information
- The layout and density of the buildings are not in keeping with the street scene and it is out of character.

KCC Ecology: No objection.

- The footprint of the substation is located within area covered by the ecological mitigation strategy 21/1182/FH/CON.
- The plans submitted are not clear but it's understood the substation is not located within an area identified as open space/mitigation area.
- The works for the substation must be carried out once the mitigation for 21/1182/FH/CON has been implemented and the area has been released by the applicant's ecologist.
- The proposed substation is located directly to the south of a main badger sett and therefore it's unlikely that the works can commence until the mitigation to close the badger sett has been implemented.
- It would have been preferable if the ecologist letter had clearly set out what aspects of the mitigation strategy had to be completed to prior to the commencement of the works associated with this application.
- The ecological mitigation agreed under 21/1182/FH/CON must be carried out as this is a separate application to the original outline application
- This mitigation should be secured by condition.

KCC Public Rights of Way: No comments to make.

KCC Highways and Transportation: No comments to make.

KCC Archaeology: No objection.

It is unlikely that the proposed works will have a significant impact at this location.

Natural England: No comments.

Environment Agency: No objection.

Subject to the mitigation agreed under 21/1182/FH/CON being carried out first.

Contamination Consultant: No comments to make.

Environmental Protection Officer: No comments.

Local Residents Comments

5.2 25 neighbours directly consulted. 7 letters of objection. Objections made to the wider approved development of the site have not been included as they do not specifically relate to the application under consideration.

I have read all of the letters received. The list of key issues is summarised below:

Objections

- Out of keeping, character and place
- The layout and density of the building
- The layout and density of the building are not in keeping with the street scene, it is out of character and out of place.
- Lacks detail
- Dangerously close to Seabrook Primary School and could emit electromagnetic fields which can increase the risk of developing health problems.
- So many people are against the plans for Princes Parade and feel their voices go unheard.
- Global climate change and sea defences none of this work should be completed.
- We need the nature and wildlife to protect our coastal shores.

5.5 Responses are available in full on the planning file on the Council's website:

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

6. RELEVANT PLANNING POLICY

6.1 The Development Plan comprises the Places and Policies Local Plan 2020 and the Core Strategy Local Plan 2013.

6.2 The Folkestone & Hythe District Core Strategy Review Submission Draft was submitted to the Secretary of State on 10 March 2020. Inspectors were appointed to examine the plan on 19th March 2020 and public hearings were held from 15th to 18th December 2020, from 5th to 12th January 2021 and from 29th June to 1st July 2021. The Inspectors wrote to the council on 1st July 2021 to state that the Core Strategy Review complies with the duty to cooperate and can be made 'sound' by amendment through main modifications. The Inspectors followed up their initial assessment by letter on 16th July 2021, stating that, subject to main modifications concerning detailed policy wording, they consider that the plan's spatial strategy and overall approach to the

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district's character areas and settlements is sound. The Inspectors find that the housing requirement is justified and that the Core Strategy Review will provide an adequate supply of housing over the plan period and at least a five year supply of housing land at the point of adoption. In accordance with National Planning Policy Framework (2021) paragraph 48, the policies in the Core Strategy Review should therefore be afforded significant weight, having regard to the Inspectors' outline of main modifications required.

6.3 The relevant development plan policies are as follows:-

Places and Policies Local Plan 2020

Policy UA18 – Princes Parade, Hythe
Policy HB1 – Quality Places Through Design
Policy HB2 – Cohesive Design
Policy T1 – Street Hierarchy and Site Layout
Policy NE2 – Biodiversity
Policy NE7 – Contaminated Land
Policy NE9 – Development around the Coast
Policy HE1 – Heritage Assets
Policy HE2 – Archaeology

Core Strategy Local Plan (2013)

Policy DSD – Delivering Sustainable Development
Policy SS1 – District Spatial Strategy
Policy SS2 – Housing and the Economy Growth Strategy
Policy SS3 – Place Shaping and Sustainable Settlements Strategy
Policy SS5 – District Infrastructure Planning
Policy CSD1 – Balanced Neighbourhoods for Shepway
Policy CSD2 – District Residential Needs
Policy CSD4 - Green Infrastructure of Natural Networks, Open Spaces and Recreation
Policy CSD5 – Water and Coastal Environmental Management in Shepway
Policy CSD7 – Hythe Strategy

Core Strategy Review Submission draft (2019)

Policy SS1 – District Spatial Strategy
Policy SS2 – Housing and the Economy Growth Strategy
Policy SS3 – Place Shaping and Sustainable Settlements Strategy
Policy SS5 – District Infrastructure Planning
Policy CSD1 – Balanced Neighbourhoods for Shepway
Policy CSD2 – District Residential Needs
Policy CSD4 – Green Infrastructure of Natural Networks, Open Spaces and Recreation
Policy CSD5 – Water and Coastal Environmental Management in Shepway

6.4 The following are also material considerations to the determination of this application.

Government Advice

National Planning Policy Framework (NPPF) 2019

Members should note that the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise. A significant material consideration is the National Planning Policy Framework (NPPF). The NPPF says that less weight should be given to the policies above if they are in conflict with the NPPF. The following sections of the NPPF are relevant to this application:-

Paragraph 11 - Presumption in favour of sustainable development.

Paragraph 47 - Applications for planning permission be determined in accordance with the development plan.

Paragraph 48 – Giving weight to emerging plans.

Paragraph 127 -130 – Achieving well designed places.

Paragraph 174 - Conserving and enhancing the environment

Paragraph 180 – Mitigation and compensation for harm to biodiversity and habitats.

Paragraphs 183 & 184 – Development and contamination.

Paragraph 194 – Proposals affecting heritage assets

Paragraphs 199 – 205 – Considering potential impacts on heritage assets.

7. APPRAISAL

7.1 The principle of the overall development of which this site forms a part, has been established by the grant of permission for the wider site. The substation/ refuse store would be small in scale and located in a position to serve the whole development. As such the principle of the development is considered to be acceptable.

7.2 Given the above, the main considerations are the following issues:

- a) Impact on Scheduled Monument
- b) Visual amenity
- c) Contamination
- d) Ecological implications
- e) Flood risk/maintenance of the RMC bank

a) Impact on scheduled monument

7.3 The historical value of the RMC is due to it being a unique form of defence associated with the significant threat of Napoleonic invasion. The scheduled area includes adjoining features including the towpaths. Views between the canal and sea are currently interrupted due to the raised land levels from the previous use of the wider Princes Parade site and the dense tall vegetation along the southern boundary of the

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canal tow path. The RMC is a Scheduled Monument, a heritage asset as set out in the NPPF and therefore has to be taken into account when a decision is made.

- 7.4 As such paragraphs 194 to 208 of the NPPF are relevant here, particularly 197 which states the desirability of sustaining and enhancing the significance of heritage assets and para 202 which comments on less than substantial harm which should be weighed against the public benefits of the proposal.
- 7.5 The proposed building would be situated in the middle of the wider development which already has the benefit of planning permission, in close proximity to the new leisure centre which is a considerably larger building. As a result it is not considered that it would adversely impact on the immediate setting of the canal, and given that it is to be adjacent to a future car park, it would also not impact on any landscaping. There would be some impact on the setting of the RMC given that the new building would be viewed within the same context from certain positions within the wider site. However, this would be not cause any harm (less than substantial or otherwise) given the building would be situated within a wider development site as noted above. As a result, it is not considered that there would be any detrimental additional impact on the Royal Military Canal.

b) Visual amenity

- 7.6 Policy HB1 states that planning permission should be granted where the proposal makes a positive contribution to its location and surroundings, enhancing integration while also respecting existing buildings and land uses, particularly with regard to layout, scale, proportions, massing, form, density, materiality and mix of uses so as to ensure all proposals create places of character.
- 7.7 The proposed substation is small scale and single storey in nature and would be constructed in high quality materials both suitable to the location and the development it is intended to serve. I am satisfied that the substation is well designed and would not result in harm to visual amenity of the locality in the immediate future nor as part of the future Princes Parade development.
- 7.8 In terms of layout, as the substation is required to serve both elements of the hybrid application its location on the boundary between the outline and detailed elements is logical. Combining with the refuse store would in the long term minimise visual clutter from multiple buildings.
- 7.9 The refuse store, which is part of a refuse strategy would also be provided in a manner which is visually acceptable and would ensure that unsightly wheelie bins are contained within an appropriate structure.
- 7.10 Substations of this nature are a common feature of every modern development and do not in my view or experience give rise to any residential amenity concerns.

c) Contamination

- 7.11 In the 1930s the wider site was used for gravel extraction and in the 1960s and 1970s it was used as a refuse tip, leading to contamination and raised land levels. A contamination report has been submitted with this application.

7.12 The Council's Contamination Consultant has stated that no comment is required given the nature of the application. Given that this part of the wider site which already has permission to be built on, it is not considered that any objection can be raised to the application on these grounds.

d) Ecology

7.13 The Ecology Method Statement (EMS) which has now been approved under 21/1182/FH/CON as set out above, identifies a number of species and habitats across the wider site, of which this site forms a part. The EMS gives a number of recommendations which KCC Ecology have recommended are dealt with prior to this application being implemented. This is considered to be a sensible approach and as such a condition has been attached to ensure that this is the case.

7.14 Subject to this, it is considered that it has been satisfactorily demonstrated that any impacts on other wildlife and habitats can be mitigated to an acceptable level which addresses the concerns raised by the Environment Agency, and issues raised by KCC Ecology.

e) Flood Risk/Maintenance of the RMC

7.15 Given that the proposal would be built on a part of the site that is to contain a car park, the proposed development would not create any additional hard surfacing or have any impact on surface water runoff from the site. It should be noted that the site is not in an identified flood risk area on the EA's flood maps.

7.16 The EA initially objected to the scheme on the impact to the Royal Military Canal, however they have withdrawn their objection providing the mitigation measures set out in the Ecological Method Statement (previously approved) are adhered to. They note that access to the 8m bylaw margin required by the EA would be maintained. The scheme is therefore considered to be acceptable on these grounds.

f) Other issues

7.17 Electromagnetic fields and wider safety issues arising from this development are dealt with under other legislation. Members will of course note that electricity substations are a common and necessary supporting infrastructure, seen throughout the country. The substation is not considered to impact upon existing residential amenity, given the distance to the closest neighbouring properties.

7.18 I note concerns have been raised that the density of the development is out of keeping with the area. Density is a measurement of the number of dwellings on an area of land. As no dwellings are proposed as part of this application, density is not a material consideration.

7.19 A number of concerns have been raised regarding a lack of information having been submitted with this application – although this has not been expanded on in respect of what information is missing. Notwithstanding this, officers are satisfied that the application meets both national and local validation requirements and that sufficient information has been provided to assess the development.

Environmental Impact Assessment

7.20 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 in its own right. It is however noted that the wider site was submitted with an Environmental Statement.

Human Rights

7.21 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.

Public Sector Equality Duty

7.22 In determining this application, regard has been had to the Public Sector Equality Duty (PSED) as set down in section 149 of the Equality Act 2010, in particular with regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it. It is considered that the application proposals would not undermine objectives of the Duty.

It is considered that the application proposals would not conflict with objectives of the Duty.

Working with the applicant

7.23 In accordance with paragraphs 38 of the NPPF, Folkestone and Hythe District Council (F&HDC) takes a positive and creative approach to development proposals focused on solutions. F&HDC works with applicants/agents in a positive and creative manner.

8 CONCLUSION

8.1 This application is for a new electricity sub-station to serve the future development of Princes Parade that already has planning permission. Notwithstanding that, it is a full planning application that is required to be considered on its own merits. It is considered that there would be no adverse impacts in respect of the Scheduled Monument,

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ecology, archaeology, contamination, maintenance of the canal, design, visual or residential amenity, and the application is considered acceptable.

9. BACKGROUND DOCUMENTS

- 9.1 The consultation responses set out at Section 5.0 are background documents for the purposes of the Local Government Act 1972 (as amended).

10. RECOMMENDATIONS

That planning permission be granted subject to the following conditions 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.

Conditions:

1. The development hereby permitted must be begun within three years of the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990.

2. The development, which only includes the area of land identified in red on the site location plan, hereby permitted shall be carried out in complete accordance with the following plans and details: PPLC-GT3-00-A-901001 – Rev:P02, PPLC-GT3-00-00-DR-A-905000 - RevP04, PPLC-MHS-ZZ-Z0-DR-L-90102, Design and Access Statement, Ecology Letter from Lloyd Bore and Contamination Report from IDOM. Any other alternation not within the red line of the application site do not form part of this application and are therefore not approved here.

Reason:

For the avoidance of doubt and in order to ensure the satisfactory implementation of the development.

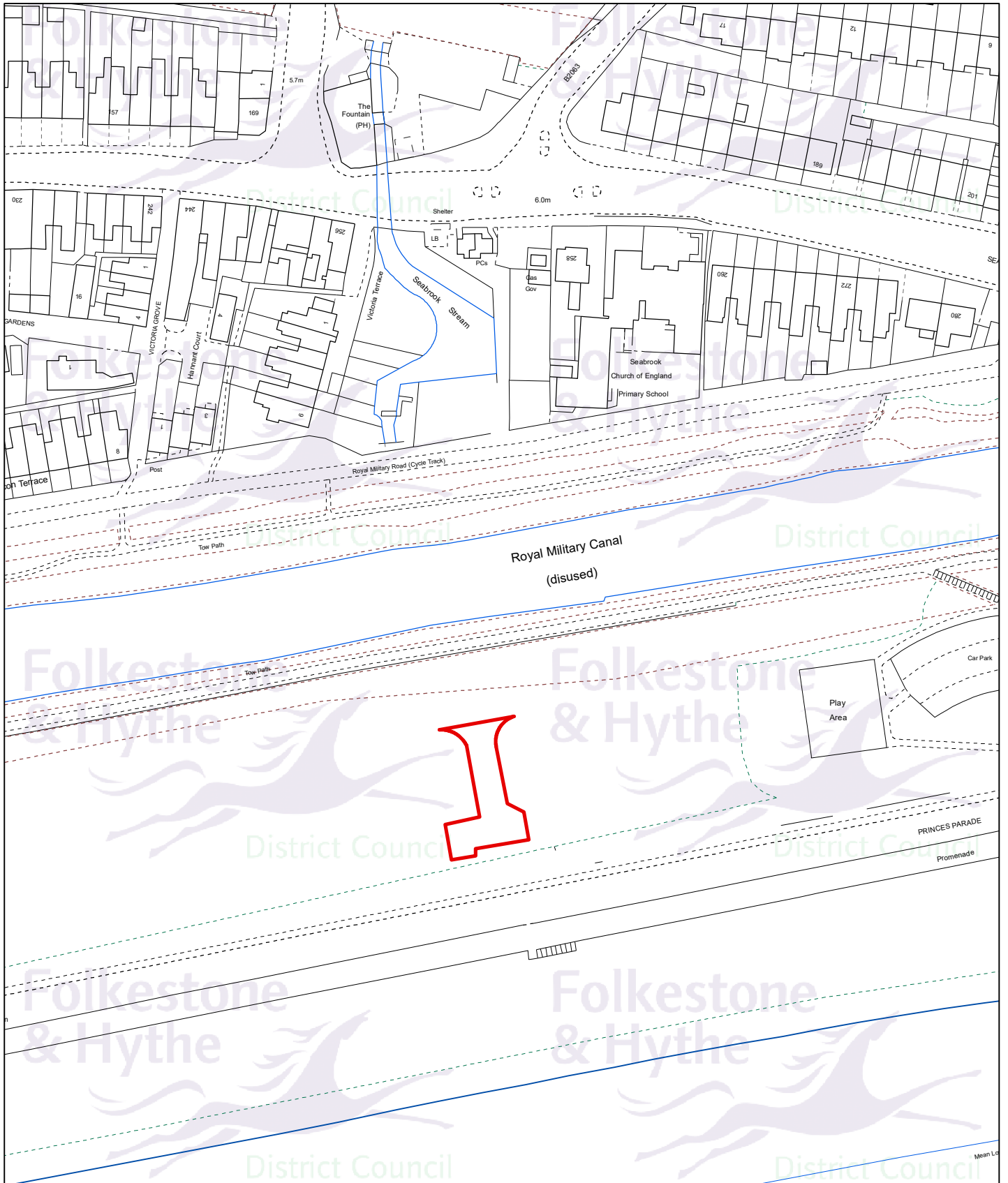
3. No development beyond the construction of foundations shall take place until details of the external finishing materials to be used on the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority, and works shall be implemented in accordance with the approved details.

Reason: In the interest of visual amenity.

4. No development shall take place, until the mitigation measure agreed under application 21/1182/FH/CON have been carried out to the satisfaction of the Local Planning Authority. A written statement confirming this will be submitted to and be approved in writing by the Local Planning Authority before any works hereby permitted are carried out.

Reason: In order to safeguard wildlife on site.

Princes Parade Promenade, Princes Parade, Hythe

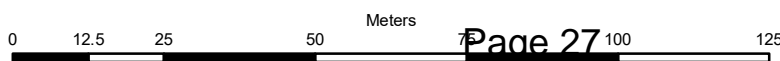


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Agenda Item 6

DCL/21/42

Application No: 21/1997/FH

Location of Site: Princes Parade Promenade
Princes Parade
Hythe CT21 6EQ

Development: Storm water outfall drainage pipes

Applicant: Folkestone & Hythe District Council

Agent: Tibbalds
19 Maltings Place
London SE1 3JB

Officer Contact: David Campbell

SUMMARY

This application is for two storm water outfall drainage pipes to serve the future development of Princes Parade that already has planning permission. Notwithstanding that, it is a full planning application that is required to be considered on its own merits. It is considered that there would be no adverse impacts in respect of the Scheduled Monument, ecology, archaeology, contamination, maintenance of the canal, design, visual or residential amenity, and the application is considered acceptable.

RECOMMENDATION:

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.

1. INTRODUCTION

- 1.1 The application is reported to Committee in accordance with the scheme of delegation and due to the objection from Hythe Town Council.

2. SITE AND SURROUNDINGS

- 2.1 The wider Princes Parade application site is located in a prominent position on the coast, immediately to the south of the Royal Military Canal (RMC), which is a Scheduled Monument (SM) and Local Wildlife Site (LWS). Beyond the RMC to the north is the residential area of Seabrook, focussed along the A259 and to the south is Princes Parade, the sea wall promenade and the beach.

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- 2.2 The wider site is located approximately 260 metres to the south and south-east of the Kent Downs Area of Outstanding Natural Beauty, which extends as far as Cliff Road on the hillside above.
- 2.3 This specific application site consists of two locations on the southern side of the wider Princes Parade development, noted in the submission as the western and eastern outfall pipes. The pipes connect the wider site with the beach, through the existing promenade and the beach access.
- 2.4 A site location plan is attached to this report as Appendix 1. Figure 1 shows the site in the context of the wider development.

3.0 PROPOSAL

- 3.1 Full planning permission is sought for two surface water drainage outfall pipes. The pipes would be approximately 15m long (western outfall) and 20m long (eastern outfall) from the existing promenade and 0.6m in diameter.
- 3.2 The pipes would be metal with timber piles and steel grilles at the end. They would also be fitted with valves underneath the existing promenade. As can be seen above, the majority of the pipe would be below ground level and would run under the existing promenade, the beach access as well as the beach itself. They have been designed to allow for the movement of beach material/ shingle. It is only the end of the pipes that would therefore be visible from the beach.
- 3.3 The proposal would serve the approved Princes Parade development addressing its flooding/ drainage needs and would connect into any future surface water scheme that is proposed. Notwithstanding that, it is a full planning application that is required to be considered on its own merits.
- 3.4 Figure 1 below shows how the pipes would relate to the Princes Parade development approved under ref: Y17/1042/SH. Figures 2 and 3 show the plan view of the two pipes.
- 3.5 The proposed drainage system is proposed as gravity fed and passive, with no need for pumping infrastructure and as such no noise would be generated.
- 3.6 The proposed storm water outfall infrastructure would not be adopted and the outfall would remain the property of Folkestone and Hythe District Council and would be maintained by the Council for the life of the drainage requirement.

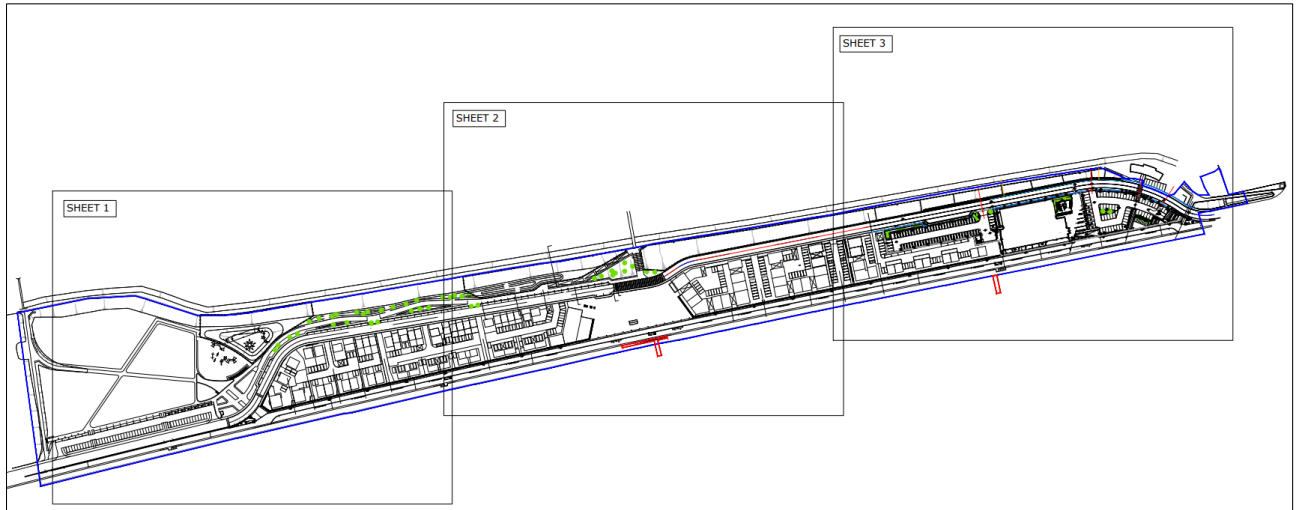


Figure 1 – Site Plan showing location of the pipes within the wider site area.

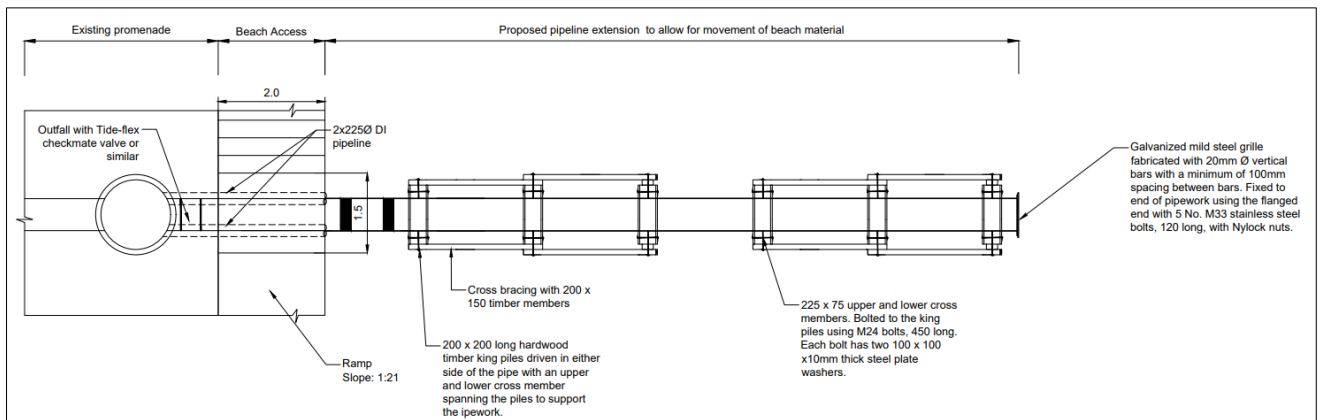


Figure 2 – Plan View of the Western Outfall.

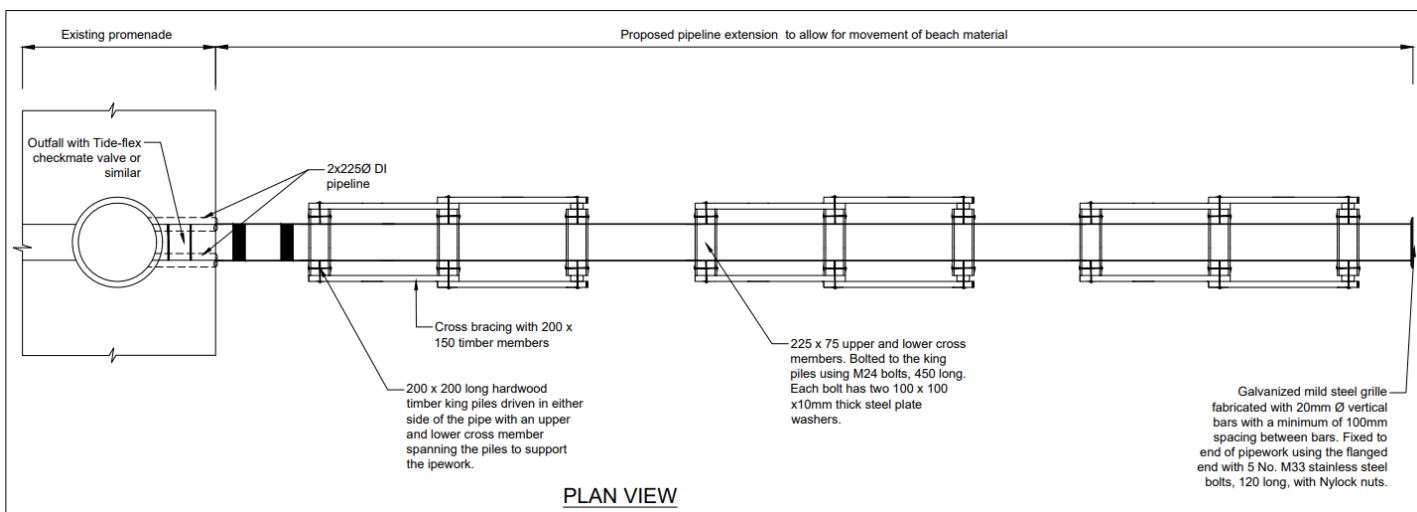


Figure 3 – Plan View of the Eastern Outfall

3.7 The following reports were submitted by the applicant in support of this current application:

Flood Risk Assessment – The FRA sets out the strategy to ensure that the risk of surface water flooding offsite would not increase as a result of the development and to demonstrate a sustainable solution for surface water to be dealt with that is discharged from the development site. It concludes that risk to the proposed development is low and by restricting the flow of water into the RMC it would help reduce the risk of flooding elsewhere and as such meets the criteria of the NPPF and local policy.

Site Investigation Report – A contamination report has been submitted with the application. It is a factual account of the site investigation undertaken. The report includes site investigation methods; ground conditions; soil sample testing procedures; groundwater sampling and level monitoring; gas monitoring.

4. RELEVANT PLANNING HISTORY

4.1 The relevant planning history for the site is as follows:

Y17/1042/SH	Hybrid application accompanied by an Environmental Statement for the development of land at Princes Parade, comprising an outline application (with all matters reserved) for up to 150 residential dwellings (Use Class C3), up to 1,270sqm of commercial uses including hotel use (Use Class C1), retail uses (Use Class A1) and / or restaurant/cafe uses (Use Class A3); hard and soft landscaped open spaces, including children's play facilities, surface parking for vehicles and bicycles, alterations to existing vehicular and pedestrian access and highway layout, site levelling and groundworks, and all necessary supporting infrastructure and services. Full application for a 2,961sqm leisure centre (Use Class D2), including associated parking, open spaces and children's play facility.	Approved
21/1182/FH/CON	Approval of details pursuant to conditions 15, 16 & 17 of Y17/1042/SH	Approved
21/1209/FH	Formation of a new badger sett including associated earthworks	Approved

5. CONSULTATION RESPONSES

5.1 The consultation responses are summarised below.

Consultees

Hythe Town Council: Objection

Object on the grounds that there is insufficient details. It is not in keeping with the beach affected, will discourage use of the beach and will cause pollution into the sea.

KCC Ecology: No objection.

- The proposal is located within area covered by the ecological mitigation strategy 21/1182/FH/CON.
- It would have been preferable if the ecologist letter had clearly set out what aspects of the mitigation strategy had to be completed to prior to the commencement of the works associated with this application.
- The ecological mitigation agreed under 21/1182/FH/CON must be carried out as this is a separate application to the original outline application
- They understand that the beach is recharged regularly and if this is the case there is no need for a specific mitigation strategy.
- If works are being carried out during the bird breeding season and further survey will be required and if breeding birds are found works should cease until the young have fledged.
- This should be specified within a construction management plan.

KCC Public Rights of Way: No comments to make.

KCC Highways and Transportation: No comments to make.

KCC Archaeology: No objection.

It is unlikely that the proposed works would have a significant impact at this location.

KCC Flood and Water Management: No objection.

Estimation of required volume for tide-locking scenario in an extreme event has been provided and calculations have been included to model the proposed network. The report includes assessment of situation where contributions would be made to the Royal Military Canal. Mitigation is proposed to manage extreme events and KCC agrees with the approach.

Natural England: No objection.

Environment Agency: Objection.

Pending further response

Southern Water: No objections

The Council's technical and the relevant authority should be consulted.

Historic England: Do not wish to offer any comments

Contamination Consultant: No comments.

Environmental Protection Officer: No comments.

Local Residents Comments

5.2 95 neighbours directly consulted. 8 letters of objection have been received. Objections made to the wider approved development of the site have not been included as they do not specifically relate to the application under consideration.

I have read all of the letters received. The list of key issues is summarised below:

Objections

- This application seeks to change the storm water drainage method from the scheme that was granted.
- The plans for present application (21/1997/FH) shows that the Principal Development is not in accordance with original scheme.
[CPO Comment: The plans have been checked and have been found to be accurate.]
- Insufficient information.
- The EA have objected as the development needs a flood risk activity permit.
- No images are provided so it is impossible to judge the visual impact on the beach.
- The structures will be off putting to current users of the beach and will give rise to concern that polluted water is being discharged into the sea.
- The contamination report which has been submitted is incomplete and has no conclusion or interpretation of the results.
- No information which explains how the water will be treated before it is discharged into the sea.
- Not in keeping with the beach.
- Will cause pollution into the sea.
- Does the original plan still exist whereby there would be a one and a quarter acre attenuation pond at the western end and large tanks underground at the front of the development?
- Not satisfied that the scheme will be sufficient.
- Risk of contamination.
- Increase in flooding.
- Due to the current Climate emergency there has been very exceptional rate of rainfall throughout the country and there is a great risk of flooding in coastal areas.
- The shingle on the beach is forever moving and the crest of the beach may not be as stated in years to come.

- FHDC have been premature in all their actions so far relating to the development site and things are being rushed without proper investigations being done.

5.5 Responses are available in full on the planning file on the Council's website:

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

6. RELEVANT PLANNING POLICY

6.1 The Development Plan comprises the Places and Policies Local Plan 2020 and the Core Strategy Local Plan 2013.

6.2 The Folkestone & Hythe District Core Strategy Review Submission Draft was submitted to the Secretary of State on 10 March 2020. Inspectors were appointed to examine the plan on 19th March 2020 and public hearings were held from 15th to 18th December 2020, from 5th to 12th January 2021 and from 29th June to 1st July 2021. The Inspectors wrote to the council on 1st July 2021 to state that the Core Strategy Review complies with the duty to cooperate and can be made 'sound' by amendment through main modifications. The Inspectors followed up their initial assessment by letter on 16th July 2021, stating that, subject to main modifications concerning detailed policy wording, they consider that the plan's spatial strategy and overall approach to the district's character areas and settlements is sound. The Inspectors find that the housing requirement is justified and that the Core Strategy Review will provide an adequate supply of housing over the plan period and at least a five year supply of housing land at the point of adoption. In accordance with National Planning Policy Framework (2021) paragraph 48, the policies in the Core Strategy Review should therefore be afforded significant weight, having regard to the Inspectors' outline of main modifications required.

6.3 The relevant development plan policies are as follows:-

Places and Policies Local Plan 2020

Policy UA18 – Princes Parade, Hythe
Policy HB1 – Quality Places Through Design
Policy HB2 – Cohesive Design
Policy T1 – Street Hierarchy and Site Layout
Policy NE2 – Biodiversity
Policy NE7 – Contaminated Land
Policy NE9 – Development around the Coast
Policy HE1 – Heritage Assets
Policy HE2 – Archaeology

Core Strategy Local Plan (2013)

Policy DSD – Delivering Sustainable Development
Policy SS1 – District Spatial Strategy
Policy SS2 – Housing and the Economy Growth Strategy
Policy SS3 – Place Shaping and Sustainable Settlements Strategy
Policy SS5 – District Infrastructure Planning

Policy CSD1 – Balanced Neighbourhoods for Shepway

Policy CSD2 – District Residential Needs

Policy CSD4 - Green Infrastructure of Natural Networks, Open Spaces and Recreation

Policy CSD5 – Water and Coastal Environmental Management in Shepway

Policy CSD7 – Hythe Strategy

Core Strategy Review Submission draft (2019)

Policy SS1 – District Spatial Strategy

Policy SS2 – Housing and the Economy Growth Strategy

Policy SS3 – Place Shaping and Sustainable Settlements Strategy

Policy SS5 – District Infrastructure Planning

Policy CSD1 – Balanced Neighbourhoods for Shepway

Policy CSD2 – District Residential Needs

Policy CSD4 – Green Infrastructure of Natural Networks, Open Spaces and Recreation

Policy CSD5 – Water and Coastal Environmental Management in Shepway

Policy CSD7 – Hythe Strategy

6.4 The following are also material considerations to the determination of this application.

Government Advice

National Planning Policy Framework (NPPF) 2019

Members should note that the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise. A significant material consideration is the National Planning Policy Framework (NPPF). The NPPF says that less weight should be given to the policies above if they are in conflict with the NPPF. The following sections of the NPPF are relevant to this application:-

Paragraph 11 - Presumption in favour of sustainable development.

Paragraph 47 - Applications for planning permission be determined in accordance with the development plan.

Paragraph 48 – Giving weight to emerging plans.

Paragraph 127 -130 – Achieving well designed places.

Paragraph 174 - Conserving and enhancing the environment

Paragraph 180 – Mitigation and compensation for harm to biodiversity and habitats.

Paragraphs 183 & 184 – Development and contamination.

Paragraph 194 – Proposals affecting heritage assets

Paragraphs 199 – 205 – Considering potential impacts on heritage assets.

7. APPRAISAL

- 7.1 The principle of the overall development of which this site forms a part, has been established by the grant of permission for development of the wider site. The two outfall pipes would be small in scale and located in a position to serve the whole development. As such the principle of the development is considered to be acceptable.
- 7.2 Given the above, the main considerations are the following issues:
- a) Visual amenity
 - b) Contamination
 - c) Ecological implications
 - d) Flood risk/maintenance of the RMC bank

a) Visual amenity

- 7.3 Policy HB1 states that planning permission should be granted where the proposal makes a positive contribution to its location and surroundings, enhancing integration while also respecting existing buildings and land uses, particularly with regard to layout, scale, proportions, massing, form, density, materiality and mix of uses so as to ensure all proposals create places of character.
- 7.4 Due to the small scale of the proposal relative to the buildings that have been approval around it, the drainage pipes would not have a significant visual impact when viewed in the context of the wider site. The materials proposed are typical of outfall pipes, as is the construction and as such it is not considered that a reasonable objection could be sustained on these grounds, particularly given that the majority of the works would be below ground.
- 7.5 It is acknowledged that the visual impact would be at its most significant when viewed from the beach, although it is also acknowledged that a similar situation exists at the beach in Sandgate and in many circumstances along British coastlines.
- 7.6 For the reasons set out above it is considered that the application meets the criteria of the aforementioned policies and as such there are no objections on these grounds.

b) Contamination

- 7.9 In the 1930s the wider site was used for gravel extraction and in the 1960s and 1970s it was used as a refuse tip, leading to contamination and raised land levels. A contamination report has been submitted with the application.
- 7.10 The Council's Contamination Consultant has stated that no comment is required given the nature of the application which should not give rise to any contamination issues in its own right. Further information concerning drainage details from the wider site will be submitted with a subsequent application and these details will need to ensure that water that may be at risk of contamination from historic uses would not enter the drainage system. However, with regards to the current application, given that this part of the wider site already has permission to be built on, it is not considered that any objection can be raised to the application on these grounds.

d) Ecology

- 7.11 The Ecology Method Statement (EMS) which has now been approved under 21/1182/FH/CON requires a number of actions to mitigate ecological harm which KCC Ecology have recommended should be dealt with prior to this application being implemented. This is considered to be a sensible approach and as such a condition has been attached accordingly.
- 7.12 KCC highlight that the development itself would not have an impact on ecology other than on wintering birds on the beach when it is being constructed. To address this KCC have requested a condition to ensure that breeding birds are protected in the wintering period to ensure there is no harm to the population. This is considered to be appropriate. Subject to this, it is considered that it has been satisfactorily demonstrated that any impacts on other wildlife and habitats can be mitigated to an acceptable level which addresses the concerns raised by KCC Ecology.

e) Flood Risk/Maintenance of the RMC

- 7.13 The EA initially objected to the scheme on the impact to the Royal Military Canal, however they have withdrawn their objection providing the mitigation measures set out in the Ecological Method Statement (previously approved) are adhered to. They note that access to the 8m bylaw margin required by the EA would be maintained. The scheme is therefore considered to be acceptable on these grounds.

e) Other issues

- 7.14 In terms of impact on the scheduled monument (RMC) it is not considered that the scheme would cause any harm. The western outfall would be 82.8 m to the south of the RMC and the eastern outfall would be 74.8m to the south. The future development site would also be located in between the pipes and the RMC. It is therefore not considered that the proposal would cause any harm to the setting of the heritage asset.
- 7.15 I note concerns raised in public consultation that the proposal is a different method of draining for the Principe Parade development. It should be highlighted that the hybrid application approved two options for drainage, with the less favourable out of the two was drainage to the RMC. The option to drain to the beach was included within the thinking for the hybrid application, while acknowledging that the development would need to secure the drainage to the beach under a separate application. This submission achieves this and provides what is considered to be a more acceptable solution for the drainage needs of the site.
- 7.16 In terms of the potential pollution of the beach by surface water draining to the site, it should be highlighted that the existing Princes Parade road already drains to the shingle beach. Furthermore the existing drainage is unlikely to involve any oil interceptors. Whereas any surface water passing through the pipes subject of this application would have been subject to an oil interceptor and as such the surface water entering the beach would at worst be the same as at present if not demonstrably

cleaner. It is therefore considered that the solution proposed in this application is acceptable and could bring about positive change over the existing situation.

Environmental Impact Assessment

- 7.15 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 in its own right. It is however noted that the wider site was submitted with an Environmental Statement.

Human Rights

- 7.16 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.

Public Sector Equality Duty

- 7.17 In determining this application, regard has been had to the Public Sector Equality Duty (PSED) as set down in section 149 of the Equality Act 2010, in particular with regard to the need to:
- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
 - Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - Foster good relations between persons who share a relevant protected characteristic and persons who do not share it. It is considered that the application proposals would not undermine objectives of the Duty.

It is considered that the application proposals would not conflict with objectives of the Duty.

Working with the applicant

- 7.18 In accordance with paragraphs 38 of the NPPF, Folkestone and Hythe District Council (F&HDC) takes a positive and creative approach to development proposals focused on solutions. F&HDC works with applicants/agents in a positive and creative manner.

8 CONCLUSION

- 8.1 This application is for two storm water outfall drainage pipes to serve the future development for Princes Parade that already has planning permission. It is considered that there would be no adverse impacts in respect of the Scheduled Monument, ecology, archaeology, contamination, maintenance of the canal, design, visual or residential amenity, and the application is considered acceptable.

9. BACKGROUND DOCUMENTS

- 9.1 The consultation responses set out at Section 5.0 are background documents for the purposes of the Local Government Act 1972 (as amended).

10. RECOMMENDATIONS

That planning permission be granted subject to the following conditions 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.

Conditions:

1. The development hereby permitted must be begun within three years of the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990.

2. The development, which only includes the area of land identified in red on the site location plan, hereby permitted shall be carried out in complete accordance with the following plans and details: Site location plan HC-1494-500, Indicative Surface Water Drainage Layout HC-1494-501 Sheet 1, Indicative Surface Water Drainage Layout HC-1494-501 Sheet 2, Indicative Surface Water Drainage Layout HC-1494-501 Sheet 3, Outfall Details Drawing Western Outfall HC-1494-502, Outfall Details Drawing Eastern Outfall HC-1494-502, Surface Water Drainage Ownership and Maintenance Plan HC1494-504 Sheet 1, Surface Water Drainage Ownership and Maintenance Plan HC-1494-504 Sheet 2, Surface Water Drainage Ownership and Maintenance Plan HC1494-504 Sheet 3, SK21_Porous& Non-Porous Finishes Drainage report, Flood Risk Assessment and Drainage Strategy, Ecology letter by Lloyd Bore and Contamination report. Any other alternation not within the red line of the application site do not form part of this application and are therefore not approved here.

Reason:

For the avoidance of doubt and in order to ensure the satisfactory implementation of the development.

3. No development shall take place, until the mitigation measure agreed under application 21/1182/FH/CON have been carried out to the satisfaction of the Local Planning Authority. A written statement confirming this will be submitted to and be approved in writing by the Local Planning Authority before any works hereby permitted are carried out.

Reason: In order to safeguard wildlife on site.

4. The development shall not begin until a detailed sustainable surface water drainage scheme for the whole site, as approved under Y17/1042/SH, has been submitted to and been approved in writing by the Local Planning Authority. The

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drainage scheme shall be implemented in accordance with the approved details and remain in place thereafter.

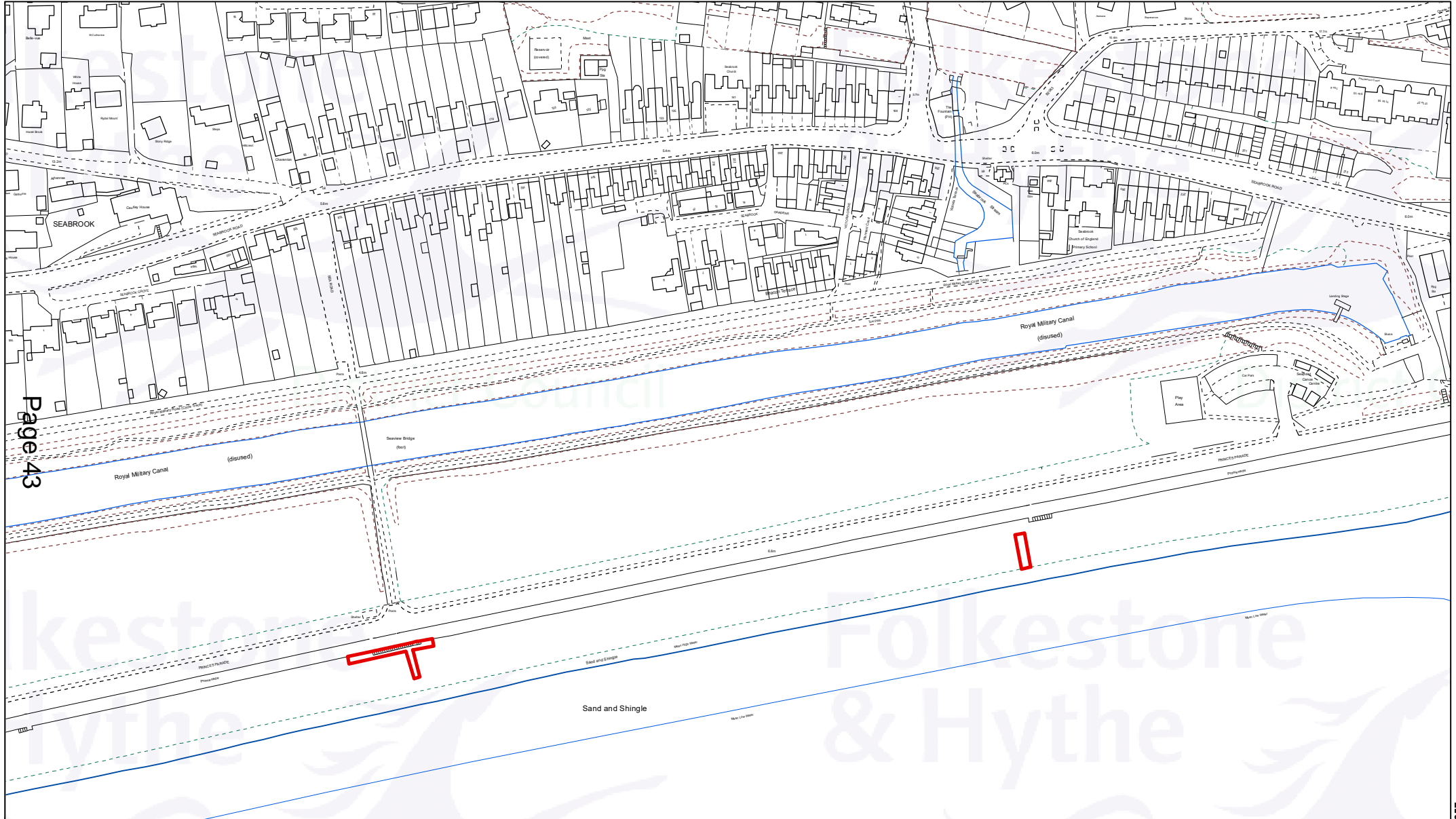
Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding.

5. No development is to take place during the bird wintering period without the written permission of the Local Planning Authority.

Reason: In order to safeguard wildlife on site.

Princes Parade Promenade, Princes Parade, Hythe

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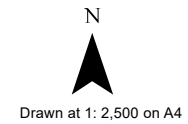
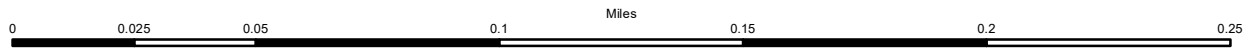


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Agenda Item 7

DCL/21/43

Application No:	21/0964/FH
Location of Site:	Land 250 North East of Longage Hill Farm Cottages, Lyminge
Development:	Retrospective application for the erection of two timber sheds for agricultural storage and associated hardstanding (re-submission of 20/1799/FH)
Applicant:	Mr. K Herbert
Officer Contact:	David Campbell

SUMMARY

The report considers an application for retrospective planning permission to retain two timber sheds for agricultural storage along with associated hardstanding. The report considers how the development impacts upon the character of the countryside, Area of Outstanding Natural Beauty and Special Landscape Area, finding that there would be no detrimental impact upon either. It is also considered to be no likely detrimental impact upon the amenity of neighbouring uses or detrimental impact upon the highway. As such it is considered that the proposal accords with the existing and emerging policies of the Development Plan and is consistent with the requirements of the National Planning Policy Framework.

RECOMMENDATION:

That planning permission be granted.

1. INTRODUCTION

1.1. The application is reported to Committee as Lyminge Parish Council have objected on the grounds of visual impact and harm to the AONB.

2. SITE AND SURROUNDINGS

2.1. The application site forms a parcel of land of approximately 1.9Ha located on the northern side of Longage Hill, opposite Longage Farm Cottages. The land in question is bounded by other fields and access from Longage Hill.

2.2. The land is currently in agricultural use and aerial photography shows that at some point between the years of 2015 – 2018 the land was subject to alterations, including the planting of bushes/trees along with the placing of various structures/items. The placement of linear bushes / polytunnels, fruit trees and other horticultural based paraphernalia, together with the keeping of animals were noted during the site visit, forms the basis of a small agricultural holding.

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- 2.3. The supporting information confirms that at the time of submission the applicant has 45 apple trees on site producing some 4 tonnes of fruit per year, 35 pear trees producing 1.5 tonnes of fruit per year, 19 Cobb trees producing 0.25 tonnes per year and 44 cherry trees producing some 2.6 tonnes of cherries per year. He also produces some 7 tonnes of sloes per year and is also growing raspberries and gooseberries.
- 2.4. With regard to livestock on site, the applicant keeps 4 rams, 6 ewes and lambs which he provides with 2kg of hay per head per day plus sheep nuts in the weeks prior to lambing. The applicant also keeps 21 chickens, 20 geese and 14 ducks. The livestock feeding regime requires the applicant to visit the site daily. Per month, he uses some 39 sacks of corn, 16 sacks of sheep nuts and 16 bales of hay, all of which need to be transported to and stored on site in a safe and dry manner. In terms of area, the applicant limits his livestock to the size of his land and works to the RSPCA standards of space provision per animal/bird.
- 2.5. The site is outside of any settlement boundary, within the Area of Outstanding Natural Beauty, Special Landscape Area and an Area of Archaeological Potential.
- 2.6. A site location plan is attached to this report as **Appendix 1**.

3. PROPOSAL

- 3.1 Retrospective planning permission is sought to retain two timber sheds (labelled A and B) as shown on the submitted site location plan as well as hardstanding to the front of the site.
- 3.2 The large timber shed (A) measures approximately 11m x 3.6m and 2.8m to the ridge. This shed includes an overhang, two windows and two doors. The roof is constructed of a dark corrugated metal with black rainwater goods. The large timber shed is used for tool storage, fruit presses and ride on tractor as well as facilities to meet the applicant's specific medical needs. The applicant needs to access all sides of the unit in his wheelchair and is not able to move tools and equipment back and forth to the site on a daily basis. Figure 1 below shows shed A.



Figure 1: Photograph of shed A.

3.3 The small timber shed (B) measures approximately 3.6m x 3.6m and 2.8m to the ridge. This shed includes an overhang, three windows and one door. The roof is constructed of a dark corrugated metal with black rainwater goods. To the rear of this shed are rainwater harvesting tanks as shown in the photos submitted by the applicant. The shed is used for the storage of feed, tools and equipment. Both wooden buildings are single storey and can be moved around the site by means of towing eyes left attached to the buildings. Figure 2 below shows shed B.



Figure 2: Photograph of shed B.

- 3.4 A metal container which was part of the previous application has been removed from this resubmission application. It was in place at the time of the site visit but the applicant has informed the LPA this has been sold and will be removed.
- 3.5 Hardstanding is required for vehicular access to the site. The applicant has also stated that the sheds are needed to ensure the security of his equipment at this site too.
- 3.6 The following reports were submitted by the applicant in support of the proposals:

Covering Letter

- 3.7 This document sets out the need for the development and how it assists the applicant manage the site with his disabilities. This includes storage for ride on lawnmowers which have been adapted for his use to enable him to feed and tend to his livestock and fruit trees and carry out other farm related activities on site such as repairs to fencing and ground maintenance.

4. RELEVANT PLANNING HISTORY

- 4.1 The main relevant planning approvals for the main site are as follows:

20/1799/FH Retrospective application for the siting of two timber sheds and one metal container was refused earlier in 2021 for the following reasons:

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1. The proposed metal storage container (container B), by virtue of its poor visual and industrial appearance, would fail to protect the quality of the countryside setting, would fail to conserve and enhance the natural beauty in the AONB and would also fail to protect or enhance the SLA, contrary to local plan policy CSD4 of the Shepway Core Strategy, policies HB1 and NE3 PPLP and the NPPF.
2. The proposed timber sheds (sheds A & C), by virtue of their cumulative visual impact without supporting justification as to their essential need, would result in development that would fail to protect the quality of the countryside setting, would fail to conserve and enhance the natural beauty in the AONB and would also fail to protect or enhance the SLA, contrary to local plan policy CSD3 and CSD4 of the Shepway Core Strategy, policies HB1 and NE3 PPLP and the NPPF.

5. CONSULTATION RESPONSES

5.1 The consultation responses are summarised below.

Consultees

Lyminge Parish Council: Objects for the following reason:

The new evidence supplied by the applicant does nothing to mitigate the visual aspect of this site and the council continue to endorse the original AONB office comments. Permanent buildings such as this are inappropriate for agricultural land in an AONB. The land is one plot in amongst many others and approval would set a precedent.

AONB Unit: Raise no objection making the following comments:

Have no objections to the application based on the receipt of additional information. While the sheds are not visible from publicly accessible land outside of the site, this is not the only test of acceptability within an AONB; the Courts have held that the fact a development is not viewable by the general public does not mean that there is no harm to the intrinsic character. That said, it is accepted that with the removal of the storage container, the remaining two timber sheds have a negligible impact on the special character and qualities of the AONB.

They remain concerned about the domestic paraphernalia that is located within the site, and the general subdivision of this and the surrounding land, and in view of this the potential for a proliferation of such structures across this wider area which would be more harmful to the landscape and scenic beauty of the Kent Downs, they understand and accept that this does not form part of the current application under consideration.

Rural Planning Consultant: Raises no objection making the following comment:

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The sheds are modest in extent and appear necessary and appropriately designed for the stated purposes.

Local Residents Comments

5.2 Five neighbours directly consulted. Seven letters of objection have been received.

5.3 I have read the letters received. The key issues are summarised below:

- This is agricultural land and this is an attempt to use the land for other purposes, which will set an irreversible precedent
- It's located in the Elham Valley AONB and countryside which should be protected and where these structures or hardstanding should not be accepted
- The timber sheds fail to protect the quality of the countryside setting, fail to conserve and enhance the natural beauty in the AONB and fail to protect or enhance the SLA, contrary to local plan policy CSD3 and CSD4 of the Shepway Core Strategy, PPLP policies HB1 and NE3 and the NPPF.
- The activity on the site is already unlawful.
- Was a site notice visibly displayed for the statutory period?
- A right of way for vehicles from the farm gate on Longage Hill to the application site, should be indicated on the location plan.
- Are the sheep that graze on the land adjoining the application the ones mentioned in the letter accompanying the application? If so should this adjoining land be included within the area outlined in red on the location plan?
- As towing eyes have been attached to the timber sheds. Does this mean that the sheds are to be moved from time to time all around the site?
- No mention has yet been made about the mobile home that has been on the site for some considerable time. It also looks likely that the horse trailer with living accommodation will end up the same way.
- To gain access to the site a public footpath has to be crossed which has resulted in the footpath becoming badly rutted from vehicles showing no concern for walkers or the landscape.
- This is a well walked public footpath and the site and all its rubbish scattered around is clearly visible.
- As well as the two timber sheds referred to there are other timber structures on the site - these have not been mentioned.
- The hard standing would blight the landscape and be totally out of keeping with the area of an AONB.
- It must remain for proven agricultural use only - not leisure.
- Previous reasons for refusal have not been overcome.
- The personal circumstances of an applicant do not normally amount to a material planning consideration as permission granted usually applies to the land.

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- There is no essential need that requires the applicant to use this site in the manner outlined and do not amount to very special circumstances that justify the approval of the application.
- The visual clutter created from the use of the site for the purposes identified further harms the amenities and creates visual harm by the proliferation of equipment amounting to an uncontrolled visual eyesore.
- The application amounts to inappropriate development within the countryside without sufficient justification that outweighs the harms caused.
- Insufficient evidence in the form of accounts and/or an agricultural expert's report has been provided to demonstrate that the applicant has a genuinely commercially viable agricultural business on the holding.

CPRE Shepway: Object for the following reasons:.

The CPRE is surprised this application has not been rejected. Reasons for rejection have been set out by AONB unit and the Parish in response to this and previous applications for the site. The proposal is wholly inappropriate to this rural location.

5.5 Responses are available in full on the planning file on the Council's website:

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

6. RELEVANT PLANNING POLICY

6.1 The Development Plan comprises the Places and Policies Local Plan 2020 and the Core Strategy Local Plan 2013.

6.2 The Folkestone & Hythe District Core Strategy Review Submission Draft was submitted to the Secretary of State on 10 March 2020. Inspectors were appointed to examine the plan on 19th March 2020 and public hearings were held from 15th to 18th December 2020, from 5th to 12th January 2021 and from 29th June to 1st July 2021. The Inspectors wrote to the council on 1st July 2021 to state that the Core Strategy Review complies with the duty to cooperate and can be made 'sound' by amendment through main modifications. The Inspectors followed up their initial assessment by letter on 16th July 2021, stating that, subject to main modifications concerning detailed policy wording, they consider that the plan's spatial strategy and overall approach to the district's character areas and settlements is sound. In accordance with National Planning Policy Framework (2021) paragraph 48, the policies in the Core Strategy Review should therefore be afforded significant weight, having regard to the Inspectors' outline of main modifications required.

6.3 The relevant development plan policies are as follows:-

Places and Policies Local Plan 2020

Policy HB1 – Quality Places Through Design

Specifically, Policy HB1 PPLP states amongst other things, that development will be granted where the proposal makes a positive contribution to its location and

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surroundings, enhancing integration while also respecting existing buildings and land uses, particularly with regard to layout, scale, proportions, massing, form, density, materiality and mix of uses so as to ensure all proposals create places of character.

Policy NE1 – Enhancing and Managing Access to the Natural Environment

Policy NE3 – Protecting the District’s Landscapes and Countryside

Policy NE3 refers to protecting the district’s landscapes and countryside and states that the impact of individual proposals and their cumulative effect on the Kent Downs Area of Outstanding Natural Beauty (AONB) and its setting will be carefully assessed. Planning permission will be granted where it can be demonstrated that all the following criteria have been met:

1. The natural beauty and locally distinctive features of the AONB and its setting are conserved and enhanced;
2. Proposals reinforce and respond to, rather than detract from, the distinctive character and special qualities including tranquillity of the AONB. The design scale, setting and materials of new development must be appropriate to the AONB;
3. Either individually or cumulatively, development does not lead to actual or perceived coalescence of settlements or undermine the integrity of the predominantly open and undeveloped, rural character of the AONB and its setting;
4. Development is appropriate to the economic, social and environmental well-being of the area or is desirable for the understanding and enjoyment of the area (where this is consistent with the primary purpose of conserving and enhancing natural beauty); and
5. Development meets the policy aims of the Kent Downs AONB Management Plan and AONB Unit produced supporting design guidance.

With regards to the SLA, proposals should protect or enhance the natural beauty of the Special Landscape Area. The Council will not permit development proposals that are inconsistent with this objective unless the need to secure economic and social wellbeing outweighs the need to protect the SLAs' county-wide landscape significance.

Policy HE1 – Heritage Assets

Policy HE2 – Archaeology

Core Strategy Local Plan (2013)

Policy DSD – Delivering Sustainable Development

Policy SS3 – Place-Shaping and Sustainable Settlements Strategy

Policy CSD3 – Rural and Tourism Development

Policy CSD4 – Green Infrastructure of Natural Networks, Open Spaces and Recreation

Core Strategy Review Submission draft (2019)

Policy SS3 – Place-Shaping and Sustainable Settlements Strategy

Policy CSD3 – Rural and Tourism Development

Policy CSD4 – Green Infrastructure of Natural Networks, Open Spaces and Recreation

Of the above policies the following are considered to be of particular relevance in this case:

Policy DSD of the Core Strategy refers to sustainable development.

Policy CSD3 refers to rural and tourism development and says that proposals for new development in locations outside of the settlement hierarchy may only be allowed if a rural location is essential this includes agricultural use.

Policy CSD4 seeks in part, to protect the AONB and says 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.

6.4 The following are also material considerations to the determination of this application.

Government Advice

National Planning Policy Framework (NPPF)

Members should note that the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise. A significant material consideration is the National Planning Policy Framework (NPPF). The NPPF says that less weight should be given to the policies above if they are in conflict with the NPPF. The following sections of the NPPF are relevant to this application:-

Paragraph 11 - Presumption in favour of sustainable development.

Paragraph 47 - Applications for planning permission be determined in accordance with the development plan.

Paragraph 48 – Giving weight to emerging plans.

Paragraph 127 -130 – Achieving well designed places.

Paragraph 174 - Conserving and enhancing the environment

Paragraph 180 - Habitats and biodiversity

Paragraph 194 - Proposals affecting heritage assets

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At a national level, most notably paragraph 176 of the NPPF says that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. Paragraph 177 states that in the AONB there should be a need for the development and the extent to which any detrimental effects could be moderated.

7. APPRAISAL

7.1 In light of the above the main issues for consideration are:

- a) Visual Impact / Impact on the AONB & SLA
- b) Amenities of neighbouring occupiers
- c) Impacts upon Grade II* Listed Building (Sibton Park)
- d) Archaeology
- e) Other Matters

a) Visual Impact / Impact on the AONB & SLA

7.2 The site is located outside of any settlement boundary, and is therefore within the open countryside when taking account of local planning policy. The site is also within a Special Landscape Area (SLA) and the Kent Downs Area of Outstanding Natural Beauty (AONB).

7.3 The large timber shed (A), is constructed of materials that would be appropriate and not incongruous within its rural location. It is of a fairly significant size in terms of floorspace generated. However, information submitted by the applicant explaining the need for this shed and how it required for the agricultural use has been assessed by the Council's Rural Planning Consultant who has raised no objections and has concluded that they appear to be necessary for agricultural need purposes.

7.4 The smaller timber shed (B) is fairly modest in size relative to its location within the site and is of a material that is in keeping with the rural setting. At this size and scale it does not appear overly incongruous within the site and its visual appearance, which is generally shielded by existing vegetation. Being sited against the northern boundary, close to scrub and trees where it appears less visually intrusive as a result. As a result it is considered to be acceptable.

7.5 Notwithstanding the above, planning policy CSD3 clearly states that proposals for new development in locations outside the settlement boundary may only be allowed if a rural location is essential. The onus is on the applicant to provide information to support their submission.

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- 7.6 The applicant has provided information setting out their general operations at the site, how the site functions and why the outbuildings are essential to operations taking place within the site. In light of the justification, it is considered that the proposal is justified and meets the terms of CSD3. The lack of objection from the AONB Unit based on the information the applicant has submitted has also been taken into consideration in coming to this conclusion.
- 7.7 Existing vegetation and natural screening conceals the structures from a number of views around the site and that assists in reducing the visual impact on the AONB and SLA. The removal of the metal container from the previous application, which is considered to cause harm and the additional information provided is considered to have overcome the previous reasons for refusal. It is considered that the hardstanding is proposed in a location that would not be visible from outside other than from the field directly in front of the access. As such there are no objections to this element either.
- 7.8 KCC Public Rights of Way have been consulted but have not commented. While the PROW is used to access the site, it is not considered that this obstructs other users of the path or would give rise to harm in this respect. Views from the PROW would be restricted to glimpse views only, and not in any way harmful in terms of visual amenity. As a result it is not considered that the application could be refused on these grounds. It is therefore considered that the proposal complies with national and local policies and would not harm the appearance of the countryside, AONB and SLA and as such there are no objections on these grounds.

b) Impacts upon Grade II* Listed Building (Sibton Park)

- 7.9 It is noted that concerns have been raised about the impacts on the setting of Sibton Part, a Grade II* Listed Building.
- 7.10 The listed building is sited approximately 340m from the nearest structure subject of this application. Whilst it may be possible to see the structures from certain locations within the building/grounds of the listed building, the LPA does not consider that there would be any harm caused on the setting of the listed building given the separation distance involved.
- 7.11 There are therefore no objections on these grounds.

c) Archaeology

- 7.12 The site is within an area of archaeological significance for major applications only and KCC Archaeology were not required to be consulted. It is considered that given the limited nature of the development which included the retention of hardstanding is unlikely to have impacted on any archaeological remains in an area. The retention of the proposal would have no detrimental impact on buried heritage assets in accordance with policy HE2 of the Places and Policies Local Plan.

e) Other matters

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- 7.13 It is noted that concerns have been raised with regards to the site being occupied for residential purposes. A static caravan has been placed upon the land but the caravan does not form part of the application submission. There are certain exceptions under planning law for the temporary stationing of a caravans, although generally they cannot be used for residential purposes without the benefit of formal planning permission. The LPA enforcement team have investigated the caravan and confirmed that no permission is required for its stationing.
- 7.14 The issue of residential occupation within the countryside, now or in the future, is not a matter that can be considered as part of this application as residential use is not being sought by the applicant as part of this submission.
- 7.15 Given the lack of any nearby residential properties residential amenity is not considered to be a material consideration in this instance.

Environmental Impact Assessment

- 7.16 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.

Local Finance Considerations

- 7.17 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. There is no CIL requirement for this development.

Human Rights

- 7.18 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.

Public Sector Equality Duty

- 7.19 In determining this application, regard has been had to the Public Sector Equality Duty (PSED) as set down in section 149 of the Equality Act 2010, in particular with regard to the need to:

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- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it. It is considered that the application proposals would not undermine objectives of the Duty.

It is considered that the application proposals would not conflict with objectives of the Duty.

Working with the applicant

7.20 In accordance with paragraphs 38 of the NPPF, Folkestone and Hythe District Council (F&HDC) takes a positive and creative approach to development proposals focused on solutions. F&HDC works with applicants/agents in a positive and creative manner.

8. CONCLUSION

8.1 It is considered the retention of the timber sheds for agricultural storage along with associated hardstanding is acceptable for the reasons set out above. It is considered that the development would not detrimentally impact upon the character of the countryside, SLA and Area of Outstanding Natural Beauty, and no detrimental impact upon the amenity of adjoining uses, or detrimental impact upon the highway.

8.2 As such it is considered that the proposal accords with the existing and emerging policies of the Development Plan and is consistent with the requirements of the National Planning Policy Framework.

9. BACKGROUND DOCUMENTS

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

10. RECOMMENDATIONS

That planning permission be granted.

Conditions:

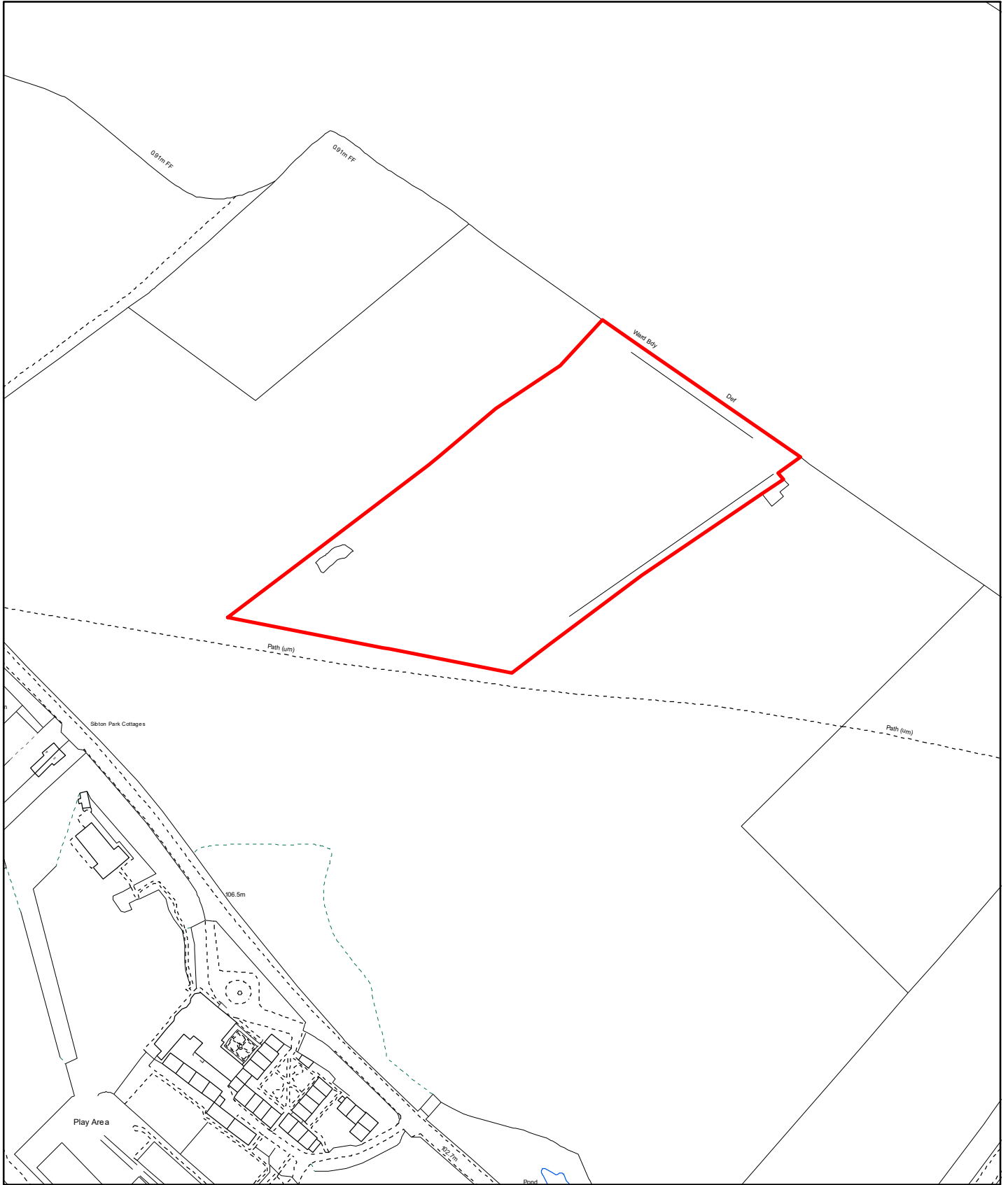
1. Within six months of the date of this permission, the outbuildings hereby approved shall be dark stained and retained as such thereafter.

Reason: In the interest of the visual amenities of the area.

Appendix 1 – Site Location Plan

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Plan referred to in Section 192
Land 250 Metres North East Longage Farm Cottages, Longage Hill, Lyminge



Planning Application:
21/0964/FH
 Drawn date:
12 Nov 2021
 Drawn by:
Brian Harper
 Drawing ref:
1641/LDC/LS

Llywelyn Lloyd
Llywelyn Lloyd
 Chief Planning Officer

Contains Ordnance Survey data
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 Folkestone & Hythe District Council 100019677 - 2021



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**FOLKESTONE & HYTHE DISTRICT COUNCIL
PLANNING AND LICENSING COMMITTEE – 14 DECEMBER 2021**

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:

Councillor Name (in CAPS)

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

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