

Planning and Licensing Committee

Held at:	Council Chamber, Civic Centre, Folkestone
Date	Tuesday, 4 April 2023
Present	Councillors Mrs Ann Berry, Danny Brook (In place of David Wimble), Gary Fuller, Clive Goddard (Chairman), Anthony Hills (In place of John Collier), Nicola Keen, Jim Martin, Philip Martin (Vice-Chair), Jackie Meade, Terence Mullard (In place of Ian Meyers), Patricia Rolfe (In place of Mrs Jennifer Hollingsbee) and John Wing (In place of Georgina Treloar)
Apologies for Absence	Councillor John Collier, Councillor Mrs Jennifer Hollingsbee, Councillor Ian Meyers, Councillor Georgina Treloar and Councillor David Wimble
Officers Present:	James Clapson (Case Officer (Committee)), James Farrar (Planning Officer), Ewan Green (Director of Place), Sue Head (Strategic Development Manager (Interim)), Sue Lewis (Case Officer (Committee)), Llywelyn Lloyd (Chief Planning Officer), Susan Priest (Chief Executive) and Caroline Williams (Programme Officer) and Beverley Firth (Consultant Planning Solicitor)
Others Present:	

74. **Declarations of Interest**

There were no declarations of interest.

75. **Otterpool Park New Garden Town: Y19/0257/FH - Land bounded by; the M20 and Channel Tunnel Railway Link (CTRL) to the north; the A20/Stone Street and Sandling Park to the east; Harringe lane to the west, and Aldington Road to the south**

Outline application, with all matters reserved, for a comprehensive residential led mixed use development.

The Planning Officer informed the committee a further 4 representations had been received as follows:

Stanford Parish Council, who are objecting to the application, raised a number of issues in respect of:

- buffer zones,
- access to Stone Street,
- stewardship
- construction impacts
- sand and minerals extraction

These matters are addressed in the report. Of those new matters raised the planning officer clarified:

- as confirmed in the Supplementary Papers, there are no outstanding objections from *National* Statutory Consultees – Stanford Parish Council has maintained its objections
- in relation to mineral extraction of sand the description of development does specifically include engineering works, other associated works and also interim works

The Campaign to Protect Rural England (CPRE) raised the following issues:

- phasing
- Otterpool quarry and
- Sand and minerals extractions
- Viability

These raised no new issues not covered within the report or addressed in the presentation.

A local resident, Harringe Lane expressed strong support to close Harringe Lane from beyond Harringe Court Farm to the junction with the B2067 and to replace it with a bridleway In respect of the proposed onsite waste water treatment works the resident sought assurances on noise, traffic and odour matters and the planning officer confirmed these matters are proposed to be covered by planning condition. .

Kent Fire and Rescue Service (KFRS) have confirmed they are happy to be consulted on any matters as they come forward as part of the detailed matters of the development.

Members' attention was drawn to paragraphs 7.345 and 7.347 of the report. These paragraphs say that KCC Heritage and Archaeology has issued a Holding Objection. This is not the case as the objection was withdrawn and they now have no objection. These two paragraphs should therefore be disregarded. Damian Collins MP spoke on the application. Lympe Parish Councillor Mike Boor spoke against the application. Poppy Carmody-Morgan, Quod Planning Consultants spoke on behalf of the applicant.

Proposed by Councillor Tony Hills
Seconded by Councillor Clive Goddard and

Resolved:

A. That Outline Planning Permission is GRANTED subject to the conditions set out in Appendix A and the securing of the obligations as set out in Appendix B through one or more s.106 and other agreements and that delegated authority be given to the Chief Planning Officer to add, amend or delete any of the draft conditions; agree and finalise the structure and wording of the legal agreement(s); and, move items between obligations and planning conditions as necessary;

B. That notwithstanding part 10.3 (Part c.) of the Constitution (Scheme of Delegation for Planning) delegated authority be given to the Chief Planning Officer to discharge those conditions save for Tier 2 Phase condition T2(2) which shall be determined by the Planning and Licensing Committee;

C. That environmental information be taken into account as required by Regulation 26(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017; and

D. That the Planning Committee in making their decision has due regard to the potential Equalities impacts that are outlined in Section 11 of the officer report; and

E. That following the issue of planning permission, the Chief Planning Officer write to the Secretary of State informing them of the Decision, pursuant to Regulation 30(1)(a) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017; and

F. That following issue of planning permission, the Chief Planning Officer place a statement on the Statutory Register pursuant to Regulation 30(1)(d) of the Town and Country Planning (Environmental Impact Regulations 2017) which contains details of the matters referred to in regulation 29(2) and, for the purposes of Regulation 30(1)(d)(ii) being the main reasons and considerations on which the Planning Committee's decision was based shall be set out in the report; and (iii) a summary of the results of the consultations undertaken, and information gathered, in respect of the application and how those results have been incorporated or otherwise addressed.

G. That Officers explore the potential of a standing item to be added to future committee reports of a list of decisions that have been taken on Otterpool Park under Tier 3.

(Voting: For 7; Against 5; Abstentions 0)