

Planning and Licensing Committee

Held at:	Council Chamber, Civic Centre, Folkestone
Date	Tuesday, 16 April 2024
Present	Councillors Mike Blakemore, Polly Blakemore, Tony Cooper, Clive Goddard, Mrs Jennifer Hollingsbee, Anita Jones, Nicola Keen (Vice-Chair), Jackie Meade (Chair), Rebecca Shoob, Paul Thomas and Belinda Walker
Apologies for Absence	Councillor Gary Fuller
Officers Present:	Robert Allan (Principal Planning Officer), Rob Bailey (Development Enforcement Manager), Alex Baker (Committee Services Officer), Macey Douglas (Planning Officer), Helena Payne (Development Management & Enforcement Manager), Jemma West (Democratic Services Team Leader) and Danielle Wilkins (Planning Officer)

78. **Declarations of Interest**

There were no declarations of interest.

79. **Minutes**

The minutes of the meeting held on 19 March 2024 were submitted, approved, and signed by the Chair.

80. **23/2005/FH - 119 Downs Road, Folkestone, CT19 5PT**

Erection of a single storey front extension together with side & rear single/two-storey extensions including hip-to-gable conversion, new external timber wall cladding to upper storeys & render to lower storeys.

The planning officer advised that an additional letter has been received in relation to concerns surrounding wildlife, surface water drainage and the impact of overlooking on neighbours. The officer highlighted that concerns have also

been raised regarding the levelling of the rear garden and outbuilding. These matters are not subject to the current planning application and were therefore not raised for consideration during the meeting.

Gary Constable, local resident spoke against the application
Adrian Lockwood, local councillor, spoke against the application
Ryan Miles, applicant, spoke in support of the application

Proposed by Councillor Clive Goddard
Seconded by Councillor Mrs Jennifer Hollingsbee; and,

Resolved:

- 1. 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 6; Against 5; Abstentions 0)

81. 23/1326/FH - Land at Hurricane Way, Hawkinge, CT18 7SS

Variation of condition 12 (details of CCRC) for plot 1 of planning permission Y14/0341/SH to allow for amendment to wording of condition 12.

Graham Mitchelson, Chair of the Residents' Association, spoke against the application

Proposed by Councillor Mrs Jennifer Hollingsbee
Seconded by Councillor Mike Blakemore; and,

Resolved:

- 1. 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 7; Against 4; Abstentions 0)

82. Y19/1378/FH - Elham Methodist Church, High Street, Elham, CT4 6TA

Installation of external platform lift to side elevation along with installation of new access ramp to front of the building.

Bryan Badham, local resident, spoke against application

Proposed by Councillor Clive Goddard
Seconded by Councillor Polly Blakemore; 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 11; Against 0; Abstentions 0)

83. **23/0719/FH - Plot H Mountfield Road, Land rear Plot 15, Collins Road, New Romney**

2 no. light industrial buildings to form 6 no units.

Proposed by Councillor Tony Cooper
Seconded by Councillor Nicola Keen; and,

Resolved:

- 1. 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 11 Against 0; Abstentions 0)

84. **24/0101/FH - 126 Dover Road, Folkestone, CT20 1NN**

Change of use from flats (Class C3) into an HMO (Sui Generis)

The planning officer advised they have received representation from The New Folkestone Society saying:

- Policy HB3 relating to internal and external space standards applies to the proposal, as it is a conversion
- Private garden or balcony should required for each dwelling
- Policy allows exceptions when demonstrated through the Design & Access Statement which has not been done
- A refusal could be based on policy HB3

The officer stated that:

- Paragraph 9.30 of the Places and Policies Local Plan advises that *“the Council will particularly scrutinise applications for Houses in Multiple Occupation against the standards set out in HB3 to ensure that proposals provide acceptable living space for residents”*, but there is no explicit requirement to determine HMO applications in accordance with policy HB3. It cross-references policy HB13: Houses in Multiple Occupation, which specifically relates to HMO’s.
- Paragraph 38 of the Inspector’s Report on the Examination of the Folkestone and Hythe Places and Policies Local Plan Policy states that PPLP *“policy HB3 Internal and External Space Standard seeks to ensure that new build residential schemes provide adequate internal and external space in relation to the number of bed spaces provided.”* No reference is made to HMOs.
- Within policy HB3 itself, there is no reference to HMO’s.
- Requirement for private open space is explicit in reference to private usable balcony area for flats and private garden area for dwelling houses. No reference is made to HMO’s.
- Paragraph 9.87 of the PPLP is clear that: *“For proposals involving more than six people planning permission is required and the Council will apply Policy HB13”*.
- All room sizes comfortably exceed the minimum area required by The Licensing of Houses in Multiple Occupation Regulations.
- The technical housing standards – nationally described space standard – are relevant only in determining compliance with this standard for bedrooms, storage and internal areas in new dwellings.

Proposed by Councillor Jackie Meade
Seconded by Councillor Anita Jones; and,

Resolved:

1. **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 6; Against 4; Abstentions 1)