



Planning and Licensing Committee

Held at: Council Chamber - Civic Centre, Folkestone

Date: Tuesday, 27 September 2016

Present: Councillors Alan Ewart-James, Clive Goddard,
Miss Susie Govett, Mrs Jennifer Hollingsbee,
Mrs Mary Lawes, Len Laws, Michael Lyons, Philip Martin,
Dick Pascoe, Paul Peacock and Roger Wilkins

Apologies for Absence: Councillor Peter Simmons

Officers Present: Kate Clark (Trainee Committee Services Officer), Claire Dethier (Development Management Team Leader), Ben Geering (Head of Planning), Sue Lewis (Committee Services Officer) and Wendy Simpson (Senior Planning Officer)

Others Present:

14. **Declarations of interest**

There were no declarations of interest.

15. **Minutes**

The minutes of the meeting held on 30 August 2016 were submitted, approved and signed by the Chairman.

16. **Report of the Head of Planning**

Report DC/16/05 sets out the planning applications that will be considered by the Planning and Licensing Committee.

1. **Y15/1292/SH STONEGATE FARMERS STONE STREET STELLING MINNIS CANTERBURY**

Demolition of buildings and structures, remediation of land and the erection of 30 houses and two B1 office units of 465m² floor area, plus the closure of existing access to Stone Street and creation of new access to Thorn Lane.

Parish Councillor Robert Hubble spoke on the application on behalf of Stelling Minnis and as a representative for Elmsted in support of the development. He highlighted the following points:

- a. Major improvement to the B2068, provision of pedestrian crossing and footpaths, that this be made a condition.
- b. To resolve flooding issues in Thorn Lane, Elmsted, that this be made a condition.
- c. Provide low cost, affordable housing, with preference being given to persons who live or have connection with Stelling Minnis or Elmsted Parishes.

Mr Mark Quinn, applicant, informed members that the site had been redundant for a number of years and although previous applications had been put forward for commercial redevelopment this was an opportunity to improve the local community, flooding issues, housing and improve the economic social landscape.

Proposed by Councillor Len Laws

Seconded by Councillor Mrs Jenny Hollingsbee and

Resolved:

1. **That planning permission be approved for the reasons set out below:**

Councillors considered that on balance, given the specific characteristics of the site and proposal that it did not constitute major development within the Kent Downs AONB as defined by the National Planning Policy Framework.

Councillors considered that the existing site had a negative landscape impact and that the proposal would enhance the scenic beauty and character of the Kent Downs AONB.

Councillors considered that the site was at least in part Previously Developed Land.

Councillors considered that all of the above, together with the improvements to connectivity and the footpath provision, the delivery of on site business units within the mixed use scheme and the provision of affordable housing to meet local need were sufficient material considerations, on balance to depart from the development plan and officer recommendation for refusal.

2. **That the Head of Planning be given delegated authority in respect of conditions, S106 and Community Infrastructure Levy (CIL) monies and to negotiate and agree amended plans to improve open and play space provision. To include a requirement for the offsite footpath and highway works to be delivered prior to the occupation of the development and to require the delivery of the business units prior to the occupation of the 27th dwelling.**

- 3. That the Head of Planning will bring a report back to Committee if any significant changes are made to the development, paying particular attention to the provision of affordable housing.**

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

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