



Planning and Licensing Committee

Held at:	Council Chamber - Civic Centre, Folkestone
Date	Tuesday, 20 December 2016
Present	Councillors Alan Ewart-James, Clive Goddard, Miss Susie Govett, Mrs Jennifer Hollingsbee, Mrs Claire Jeffrey (In place of Roger Wilkins), Len Laws (In place of Mrs Mary Lawes), Philip Martin, Dick Pascoe, Paul Peacock and Damon Robinson
Apologies for Absence	Councillor Mrs Mary E Lawes, Councillor Michael Lyons, Councillor Peter Simmons and Councillor Roger Wilkins
Officers Present:	Robert Allan (Major Projects Team Leader), Kate Clark (Trainee Committee Services Officer), Claire Dethier (Development Management Team Leader), Ben Geering (Head of Planning) and Geoff Mills (Committee Services Officer)
Others Present:	

24. **Declarations of Interest**

None

25. **Minutes**

The minutes of the meeting held on 29 November 2016 were submitted, approved and signed by the Chairman.

26. **Report of the Head of Planning**

1. **Y16/0860/SH Willow Cottage Cannongate Road Hythe Kent**

Construction of a new house following demolition of existing house.

Mr Mike Simmonds, spoke on behalf of the applicants and their agent. He informed members that the applicants had a desire to relocate to Hythe. The design of the proposed property meant it was set back from the original

dwelling. The planning statement showed the house would not be intrusive and neighbours had said they were happy with the design and size of the proposed property.

Following discussions on the merits of the application Councillors considered the design and its size in comparison with neighbouring properties,

Proposed by Councillor Len Laws
Seconded by Councillor Mrs Jenny Hollingsbee and

Resolved: That planning permission be granted for the reasons set out below, with delegated authority given to Head of Planning Services for the imposition of appropriate conditions:

It is considered that the bulk, scale, massing and design of the development is appropriate to the designated Area of Special Character and complies with development plan policy.

(Voting: For 8; Against 2; Abstentions 0)

2. Y15/0720/SH Philbeach House Tanners Hill Hythe Kent

Outline application for the erection of 84 extra care flats with access and landscaping. All other matters (appearance, layout and scale) to be reserved for future consideration.

Mr P Barker, applicant, spoke in respect of this application.

Proposed by Councillor Alan Ewart-James
Seconded by Councillor Clive Goddard and

RESOLVED: That planning permission be granted subject to the receipt of acceptable additional arboriculture reports, comments from the Environment Agency, and the conditions set out at the end of the report, with delegated authority given to the Head of Planning to negotiate the final wording and authority to also add/remove conditions as required. Also, if required by the CCG to negotiate a s106 contribution to mitigate the impact of the development with regards to the impact on local health care provision.

(Voting: For 8 ; Against 2; Abstentions 0)

3 Y16/1093/SH Wharfdale Station Road Hythe Kent

Demolition of house and erection of terrace of 4 houses with detached car ports at rear.

Mr Mike Simmonds spoke on behalf of the agents

Proposed by Councillor Clive Goddard
Seconded by Councillor Dick Pascoe and

RESOLVED: That the application be deferred to a future meeting to allow amendments to be made to the scale and size of the development, in particular to remove car ports, reduce depth of buildings and increase garden sizes and for more detailed appropriate ecology information to be submitted.

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

4. Y16/1003/SH B & Q Park Farm Road Folkestone Kent

Section 73 application for variation of condition 25 of planning permission Y04/1113/SH to enable an extension to the range of goods to be sold from the site.

Proposed by Councillor Dick Pascoe
Seconded by Councillor Paul Peacock and

RESOLVED: that planning permission be granted subject to the conditions set out in the Report to be finalised by the Head of Planning.

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

5. Y16/0693/SH 35 Sandgate Esplanade Sandgate Folkestone Kent

Change of use and conversion of existing dwelling to 5 self contained flats together with the erection of a rear extension and the addition of a fourth floor and associated car parking.

Mr Godden spoke on behalf of the applicant.

Proposed by Councillor Dick Pascoe
Seconded by Councillor Mrs Jenny Hollingsbee and

RESOLVED: That planning permission be granted subject to the conditions set out in the Report to be finalised by the Head of Planning.

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

6. Y16/0915/SH Forge House School Hill Bodsham Ashford

Erection of a single storey side and rear extension

Councillor E Burge, on behalf of Elmsted Parish Council, spoke in support of the application. He highlighted that there had been 23 comments from local residents in support of the application.

Councillor Burge commented, as a neighbour, that this extension would provide an attractive addition to the property and at the same time advised it would not be visible from other properties.

Mr K Stanley, applicant, spoke on the application and pointed out that the extension was one storey and it would only cover four metres of the existing dwelling.

Proposed by Councillor Mrs Jenny Hollingsbee
Seconded by Councillor Mrs Claire Jeffrey and

RESOLVED : That planning permission be granted subject to the Head of Planning being given delegated authority in respect of conditions, these to include the approval of the materials to be used.

It is considered that the proposed extension is an appropriately modest addition to the property that would not harm the character of the dwelling nor wider AONB.

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