



Planning and Licensing Committee

Held at:	Council Chamber - Civic Centre, Folkestone
Date	Tuesday, 28 February 2017
Present	Councillors Mrs Ann Berry (In place of Mrs Jennifer Hollingsbee), Clive Goddard, Miss Susie Govett, Mrs Claire Jeffrey (In place of Alan Ewart-James), Mrs Mary Lawes, Len Laws (In place of Damon Robinson), Philip Martin, Dick Pascoe, Paul Peacock, Peter Simmons, Mrs Rodica Wheeler (In place of Michael Lyons) and Roger Wilkins
Apologies for Absence	Councillor Alan Ewart-James, Councillor Mrs Jennifer Hollingsbee, Councillor Michael Lyons and Councillor Damon Robinson
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), Geoff Mills (Committee Services Officer) and Wendy Simpson (Senior Planning Officer)
Others Present:	

27. **Declarations of Interest**

Councillors Govett and Simmons declared an interest with regard to Y16/0355/SH Land Adjacent to 49 Adie Road, Greatstone, Kent .

Councillor Peacock declared an interest with regard to Y16/0623/SH Little Densole Farm, Canterbury Road, Densole, Kent as he is employed by the company who maintain the land. Councillor Peacock refrained from taking part in the discussions and voting on this item.

Councillor Mrs Berry declared an interest with regard to Y16/1393/SH Radnor Park, Radnor Park Road, Folkestone, Kent.

Councillor Wilkins declared an interest with regard to Y16/1221/SH Land Rear, 2 Willop Close, Dymchurch, Kent.

28. **Minutes**

The minutes of the meeting held on 20 December 2016 were submitted, approved and signed by the Chairman.

29. **Report by the Head of Planning**

At the start of considering the report by the Head of Planning the Committee noted that applications Y16/0635/SH (Land adjoining Orchard Cottage, the Street, Postling) and Y16/1221/SH (Land rear of 2 Willop Close, Dymchurch) had been withdrawn for the reasons stated.

1 Y16/1093/SH: Wharfdale, Station Road, Hythe

Demolition of House and erection of a terrace of 4 houses with detached car ports.

Mr Mike Simmons, the applicant's agent spoke on their behalf.

Proposed by Councillor Dick Pascoe
Seconded by Councillor Philip Martin and

RESOLVED that planning permission be granted subject to the conditions set out in the report. Also subject to detailed wording to be agreed by the Head of Planning, including consideration of the need and wording for conditions relating to works to the access road and obscure glazing to the southern elevation of the terrace.

(Voting: For 11; Against 0; Abstentions 1)

2. Y16/0623/SH: Little Densole Farm, Canterbury Road, Densole

Siting of 12 holiday lodges and erection of a reception building and a store building, together with formation of a fishing lake, a car park area, tennis courts, a children's play area, and a putting green, to create a tourism site.

Councillor Paul Peacock made a declaration of pecuniary interest as he works for a contractor for the MoD which owns part of the application site. He therefore left the Chamber and took no part in the discussion on this matter.

Mr Joseph Wright, a local resident, spoke in favour of the application. He said this development would boost the local economy and that although the site is in an AONB, trees and shrubs would be planted and this site would be an excellent opportunity to 'show off' the AONB.

Councillor Godfrey, the Ward member, spoke in favour of the application. He was encouraged by the fact that this development seems to be sensitive to its surroundings, is of high quality and will attract tourism.

Mr Jonathan Moore Lambe, the agent for the applicants spoke on their behalf. Mr Moore Lambe explained this is an exclusive holiday facility aimed at wheelchair users. He mentioned it would be an excellent facility to be promoted to tourists visiting Kent.

Councillors, having regards to the requirements of Development Plan policy and Government advice set out within the NPPF felt that, on balance, the development would conserve and preserve the scenic beauty of the AONB whilst also providing significant employment and tourism benefits and enhancing the North Downs and wider district. Councillors considered that the AONB location was suitable and that the application demonstrated that there would not be harm to the AONB, which is given the highest status of protection in the NPPF. Councillors considered the development therefore complied with policy and constituted sustainable development.

Proposed by Councillor Dick Pascoe
Seconded by Councillor Peter Simmons and

RESOLVED that planning permission be granted and the Head of Planning be granted delegated authority to negotiate with the applicants the detail of the conditions to be imposed.

(Voting: For 8; Against 2; Abstentions 1)

3. Y16/0355/SH: Land Adjacent to 49 Adie Road, Greatstone.

Erection of 14 dwellings with associated hard surfacing and amenity space.

During the course of discussion Councillor Simmons spoke against the application and said he was concerned the road would become congested as a result of the additional traffic, that the road could be liable to flooding and that houses should not be built which were not in keeping with the surrounding area. In addition to these views Councillor Govett said Greatstone Primary was already at capacity as was the local doctors surgery and therefore this was not a sustainable location for such development.

Councillor Simmons therefore proposed and Councillor Govett seconded that for these reasons the application should be refused. This motion was lost.

(Voting: For 4; Against 6; Abstentions 2)

It was then proposed by Councillor Len Laws and seconded by Councillor Clive Goddard and

RESOLVED that planning permission be granted subject to the completion of an acceptable Section 106 Agreement and to the conditions set out in the Report by the Head of Planning, with delegation given to the Head of Planning for final wording.

(Voting: For 7; Against 3; Abstentions 2. Councillors Miss Susie Govett and Peter Simmons asked that their names be recorded in the minutes as having voted against approval of the application)

4. Y16/1393/SH: Radnor Park, Radnor Park Road, Folkestone

Formation of play area including erection of new play equipment, surfacing and landscaping.

Proposed Councillor Dick Pascoe
Seconded Councillor Philip Martin and

RESOLVED that planning permission be granted subject to the conditions set out in the report by the Head of Planning and to the receipt of comments from KCC Archaeology.

(Voting: For 12; Against 0; Abstentions 0)

5. Y16/0450/SH: Seapoint Filling Station, Seabrook Road, Hythe.

Erection of extension to existing shop including addition of an extra storey for offices and storage.

Mr D Evans, a local resident, spoke against the application.

Mr Trevor Bond, the applicant's agent, spoke on their behalf.

Proposed Councillor Philip Martin
Seconded Councillor Paul Peacock and

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

(Voting: For 9; Against 0; Abstentions 3)

6. Y16/0635/SH Land adjoining Orchard Cottage, The Street, Postling

This application has been withdrawn by the applicant.

7. Y16/0450/SH Wellington, Sunnyside Road, Sandgate, Folkestone

Erection of a Detached House

Mr Nicholas Lawn, the applicant's agent, spoke on their behalf.

Proposed Councillor Peter Simmons
Seconded Councillor Mrs Claire Jeffrey and

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

(Voting: For 10; Against 0; Abstentions 2)

8. Y16/1221/SH Land Rear 2 Willop Close, Dymchurch, Kent

Following the receipt of an objection from the Environment Agency this application was withdrawn from the committee agenda so as to allow for officers to consider the suitability of the development proposed.

(Voting: For 12; Against 0; Abstentions 0).

30. Exclusion of the public

The Committee resolved that the press and public be excluded from the meeting for the following item on the grounds that it contained exempt information as defined in paragraph 7 of Part 1 of Schedule 12A to the Local Government Act 1972.

31. Deteriorating Condition of a Premises

Because of the severe deterioration of a property situated at Clifton Crescent which is within the Folkestone Leas and Bayle Conservation Area the report recommended a Section 215 Notice be served requiring the owner of the specified building to undertake a range of remedial works as described in the report.

Proposed Councillor Roger Wilkins
Seconded Councillor Peter Simmons and

RESOLVED that

- (i) A Section 215 Notice is served requiring a range of work to be undertaken at the property in question as detailed in the report by the Head of Planning.**
- (ii) The Head of Planning be granted delegated authority to determine the exact wording of the Notice.**

- (iii) The period for compliance with the Notice is to be 6 months, and**
- (iv) The Head of Planning be authorised to take such steps as are necessary, including legal proceedings to secure compliance with the Notice.**

(Voting: For 12; Against 0; Abstentions 0)