

## Planning and Licensing Committee

Held at: Remote Meeting

Date: Tuesday, 26 May 2020

Present: Councillors John Collier, Gary Fuller, Clive Goddard (Chairman), Mrs Jennifer Hollingsbee, Jim Martin, Philip Martin (Vice-Chair), Connor McConville, Jackie Meade, Ian Meyers, Georgina Treloar and David Wimble

### Apologies for Absence

Officers Present: David Campbell (Development Management Team Leader), Claire Dethier (Strategic Development Manager), Sue Lewis (Committee Services Officer), Llywelyn Lloyd (Chief Planning Officer), Susan Priest (Chief Executive) and Jemma West (Committee Service Specialist)

### Others Present:

#### 1. **Declarations of Interest**

Councillor Jackie Meade declared a voluntary announcement in that she is on the Planning Committee for Folkestone Town Council who have previously discussed the Beach Chalet 1-79 application. She remained in the meeting.

Councillor John Collier declared a voluntary announcement in that he is a member of the Folkestone Parks and Pleasure Grounds Trustees who manage the Beach Huts. He remained in the meeting.

Councillor Clive Goddard declared a voluntary announcement in that he is known to Greatstone Primary School in respect of application Recreation Ground, New Romney. He remained in the meeting.

Councillor David Wimble declared a voluntary announcement in that he has an advertising board in the vicinity of the application site for the Recreation Ground, New Romney. He remained in the meeting.

2. **Minutes**

The minutes of the meeting held on 14 January 2020 were submitted, approved and electronically signed by the Chairman.

3. **Minutes of the Licensing Sub-Committee**

The minutes of the meetings held on 27 January, 17 February and 11 March 2020 were submitted, approved and electronically signed by the Chairman.

4. **Y16/1017/SH - Coast Drive Car Park, Coast Drive, Greatstone, Kent**

A hybrid application encompassing; 1) Outline application for the erection of 20 residential units within Zone A with matters of layout, scale, appearance and landscaping reserved for later consideration 2) Full application of Zone B for the re-provision of a public car park, residential parking for the 20 units and landscaping areas.

David Campbell updated Members that one additional comment from an objector had been submitted. He clarified the situation in respect of flooding and the sequential test. He confirmed that paragraph 3.3 to state that access is being considered as part of this application.

Mr Martin Chamberlain, local resident, provided written representation on behalf of Residents of the Community of Greatstone who are vehemently opposed to this proposed development highlighting the following:

- Significant local opposition
- Decision has taken 3 years to reach this point through the Places and Policies local plan
- Outline planning application was changed to become a hybrid application
- Environmentally sensitive seashore site
- Places and Policies Local Plan has not been formally adopted
- Significant impact on local residents
- Car park is intensively used
- No site sequential test has been done

Cllr Patricia Rolfe, Ward Member, spoke on the application highlighting the following:

- 150 representations against the application
- Site is not suitable for intensive development
- Car park is intensively used so reduction in size is not adequate
- Tourism has increased in the area
- A designated SSSI site is adjacent to the application site
- Not in accordance with policies CSD3, SD1, BE13 and TR11
- Legal covenant applicable to the site
- Highway safety issues

- Flood zone areas

Cllr Paul Thomas, on behalf of New Romney Town Council, provided written representation highlighting the following:

- Planning development not supported by the Town Council
- Not in accordance with planning policies CSD3, SD1, TR11 and BE13
- Highway safety
- Parking – reduced parking will have an impact on local businesses
- Numerous objections received
- Provision for the Indee Rose Trust house should be priority

Proposed by Councillor David Wimble  
Seconded by Councillor Gary Fuller and

**Resolved:**

**That planning permission is refused on the following grounds not being met:**

1. Insufficient information has been provided to demonstrate that the proposal has passed the sequential test as required by the National Planning Policy Framework. In the absence of this information, the Local Planning Authority is unable to confirm that the proposal is acceptable on flooding grounds and as such it is contrary to policy SD1 of the adopted Shepway Local Plan 2006, policy SS3 of the adopted Shepway Core Strategy 2013 and draft policy SS3 of the emerging Core Strategy Review Submission Draft 2019.
2. Insufficient information has been provided to demonstrate how the proposed development would deal with surface water drainage. In the absence of this information, the Local Planning Authority is unable to confirm that the application is acceptable on these grounds and as such the proposal is contrary to policy SD1 of the adopted Shepway Local Plan 2006, draft policy CC3 of the emerging Places and Policies Local Plan Submission Draft and the National Planning Policy Framework 2019.
3. The proposed development, by virtue of its close proximity to internationally designated sites including the Dungeness, Romney Marsh and Rye Bay Ramsar site, Special Protection Area, Special Area of Conservation and Site of Special Scientific Interest, would put undue pressure on the surrounding environment to its detriment. The proposal is therefore contrary to policy SD1 of the adopted Shepway Local Plan 2006, policy CO11 of the adopted Shepway Local Plan 2006, policy CSD4 of the adopted Shepway Core Strategy 2013, draft policy CSD4 of the emerging Core Strategy Review Submission Draft 2019, draft policy NE2 of the emerging Places and Policies Local Plan Submission Draft and the National Planning Policy Framework 2019.

(Voting: For 9; Against 0; Abstentions 2)

5. **Y19/0553/FH - Recreation Ground, Station Road, New Romney**

Erection of a two storey community hall and sports pavilion following the demolition of the Maude Pavilion. Refurbishment of the existing nursery building including a new recreational play area and the erection of 34 dwellings with associated landscaping, parking and access in the south west of the recreation ground.

David Campbell provided an update explaining that there was an error in paragraph 2.4 of the report where it incorrectly stated the site was within flood zones 2 and 3. The site is in flood zone 1.

Tony Hunter, Chairman of New Romney Football Club provided written representation in support of the application which was read out by the Committee Clerk.

Guy Holloway, applicant's agent provided video representation in support of the application which was played to the Committee meeting.

Cllr Paul Thomas, on behalf of New Romney Town Council provided written representation in support of the application which was read out by the Committee Clerk.

Cllr Patricia Rolfe, Ward Member, spoke in support of the application.

Proposed by Councillor David Wimble  
Seconded by Councillor Gary Fuller and

**Resolved:**

1. **That planning permission be granted subject to the conditions set out at the end of the report and the applicant entering into a S106 legal agreement, requiring a sum of £257,792.87 for local education and social provision, and a sum for the provision of affordable housing in the event that funding for the Community Hall and Sports Pavilion does not arise, and that delegated authority be given to the Chief Planning Officer to agree and finalise the wording of the conditions and the legal agreement and add any other conditions or obligations that he considers necessary.**
2. **That a condition be attached requiring additional landscaping following the removal of mature trees from the site.**

Please note that Cllr Mrs Jenny Hollingsbee lost internet connection for part of this application and therefore did not take part in the vote.

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

6. **Y19/1370/FH - Beach Chalet 1 - 79 Marine Walk, Folkestone, Kent**

This application sought planning permission for the renovation of 35 existing beach huts and the demolition of 44 huts and installation of 80 new wooden chalets on the promenade below the Lower Leas Coastal Park. The site is within the built up area boundary of Folkestone and within the Bayle & Leas Conservation area. The renovation works and replacement beach huts are considered to be of a suitable design for the sensitive location, are not considered to give rise to any additional amenity or highway issues and concerns regarding incidences of crime can be addressed by conditions to protect future users of the huts.

Helena Payne provided an update following comments being received from KCC Ecology.

Officers agreed to investigate if Folkestone Town Council and Sandgate Town Council had responded to the application.

Members asked for the Trustees to consider voluntary organisations when the beach huts become available for rent.

Proposed by Councillor Gary Fuller  
Seconded by Councillor Mrs Jenny Hollingsbee 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)

NOTE: Members of the Planning Committee have requested that the Trustees consider voluntary organisations as tenants, when the beach huts become available for rent.

7. **APPEALS MONITORING INFORMATION - 3rd QUARTER 1 SEPTEMBER - 31 DECEMBER 2019**

Members noted the appeals monitoring information for the 3<sup>rd</sup> Quarter 1 September – 31 December 2019.