

Planning and Licensing Committee

Held at:	Zoom Virtual Meeting
Date	Tuesday, 28 July 2020
Present	Councillors John Collier, Gary Fuller, Clive Goddard (Chairman), Anthony Hills (In place of Danny Brook), Nicola Keen, Jim Martin, Philip Martin (Vice-Chair), Jackie Meade, Ian Meyers, Georgina Treloar and David Wimble
Apologies for Absence	Councillor Danny Brook and Councillor Mrs Jennifer Hollingsbee
Officers Present:	David Campbell (Development Management Team Leader), Rob Davis (Senior Planning Officer), Claire Dethier (Strategic Development Manager), Ewan Green (Director of Place), Sue Lewis (Committee Services Officer) and Jemma West (Committee Service Specialist)
Others Present:	Councillor David Monk, Leader

12. **Declarations of Interest**

Councillor Jackie Meade declared a voluntary announcement for all 3 applications as she is a member of the Planning Committee at Folkestone Town Council. She remained in the meeting for discussion and voting on all items.

13. **Minutes**

The minutes of the meeting held on 30 June 2020 were submitted, approved and signed virtually by the Chairman.

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

The minutes of the meeting held on 23 June 2020 were submitted, approved and signed virtually by the Chairman.

15. **20/0137/FH - Inge Cottage, 52 Coolinge Lane, Folkestone, CT20 3QF**

Barn hip extension increasing height of existing roof to provide living accommodation at first floor level along with the replacement of existing rear extension.

Councillor Peter Gane, Ward Member provided written representation in support of the application as he did not feel it had an impact on the street scene and the surrounding properties of two storeys were visible. He felt the replacement would enhance the area.

Giles Fitch, applicants agent provided a video speech in support of the application informing that his clients had brought the property with the intention to update the appearance and modernise the bungalow to suit their family needs, they would be introducing sustainable practises more appropriate to a modern building.

He outlined Coolinge Lane characteristics, together with photographic study of the different properties in the area. The national planning policy should refuse the application if it deemed it of poor design which in this case it is not. In conclusion he felt the proposed alterations would fulfil the aim of good planning practice with a high quality design and would enhance the street scene, therefore asking for approval on behalf of his clients.

Proposed by Councillor John Collier
Seconded by Councillor Philip Martin and

Resolved:

- 1. That planning permission be approved as the increased height and bulk will not result in harm to the character of the street scene and as such is in accordance with Saved Policy BE8**
- 2. That delegated authority be given to the Chief Planning Officer in respect of conditions to be set.**

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

16. Flat 4, 10 Trinity Crescent, Folkestone, Kent, CT20 2ET

Variation of condition 2 of application 83/1121/SH to allow permanent occupation of a ground floor flat for the manager following the amalgamation of two existing ground floor studio flats (resubmission of Y18/1418/FH).

Daniel Sangiuseppe, local resident, provided written representation in support of the application explaining that trends for holiday lets had changed recently and that having the manager on site would be more cost effective. Since the pandemic the situation has had huge detrimental impact on the hospitality industry with demand low and staff redundancies and as such supports this application.

Councillor Horton, Ward Town Councillor, provided written representation on the application stating that the loss of two studio rooms would not harm the local tourist trade and there is a proposed large hotel development in Park Farm that

will increase the amount of holiday let accommodation. It is difficult to compete with the larger organisations which provide onsite facilities such as gym's spa's parking etc.

He informed that the applicant living on site would reduce his outgoings and running costs as he would be replacing the staff who currently do this work. This, therefore is the best solution moving forward and supports the application.

Roger Joyce, applicant's agent provided written representation on the application explaining the history of the building and surrounding area. He explained that the current owner had refurbished the original accommodation and complied with the policies TM2 and emerging E4. The business is failing, particularly in the current circumstances so this is a last attempt to manage the business himself, reducing overheads by living on site and performing all the support functions needed to service visitors.

The applicant has noted all the advice of officers and has no buyers for the business despite efforts to sell over the past year. I therefore ask that the council help the applicant and approve this application.

Councillors agreed with the reason for refusal, however, considered that in the current climate its not appropriate to take a hard line and this was a different way of dealing with the policy concerns.

Proposed by Councillor John Collier
Seconded by Councillor David Wimble and

Resolved:

That planning permission be approved as follows:

- 1. To grant temporary consent for 3 years to allow the manager to occupy the ground floor flat following the amalgamation of two existing ground floor studio flats.**
- 2. To properly advertise the remaining holiday lets and provide evidence to the Chief Planning Officer to that effect.**
- 3. A condition requiring the remaining holiday lets in the building to be used for holiday accommodation.**

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

17. Former Folkestone Youth Centre, Shepway Close, Folkestone, Shepway Close Folkestone Kent

Erection of 17 Two Storey Dwellings and 2 Three Storey Apartment Blocks Comprising 30 Apartments with Associated Access, Parking, Private Amenity Space and Public Open Space.

Mrs Pam Dray provided written representation on the application.

Proposed by Councillor John Collier
Seconded by Councillor Philip Martin and

Resolved: That delegation be given to the Chief Planning Officer to grant planning permission subject to considering the reconsultation responses received raising no substantial new issues, subject to the conditions set out at the end of the report, the applicant entering into a S106 legal agreement securing 15 affordable housing units and the provision of £106,910.09 towards community infrastructure and to finalise the wording of the conditions and the legal agreement including adding any other conditions that he considers necessary.

(Voting: For 8; Against 3; Abstentions 0)