

Planning and Licensing Committee

Held at:	Remote meeting
Date	Tuesday, 22 September 2020
Present	Councillors Danny Brook, John Collier, Gary Fuller, Clive Goddard (Chairman), Mrs Jennifer Hollingsbee, Nicola Keen, Jim Martin, Philip Martin (Vice-Chair), Jackie Meade, Ian Meyers, Georgina Treloar and David Wimble
Apologies for Absence	None
Officers Present:	Kate Clark (Case Officer - Committee Services), Ewan Green (Director of Place), Sue Head (Principal Planning Officer), Llywelyn Lloyd (Chief Planning Officer), Ross McCardle (Principle Planning Officer), Lisette Patching (Development and Enforcement Manager) and Jemma West (Committee Service Specialist)
Others Present:	Chris Hawkins and Councillors Laura Davison* and Tim Prater*

*For part of the meeting.

27. **Declarations of Interest**

Cllr Jackie Meade made a voluntary announcement as she is a member of Folkestone Town Council planning committee and has prior knowledge of 20/530/FH (1 Radnor Park Road, Folkestone), 20/532/FH (Royal Victoria Hospital) and 20/579/FH (The Leas Club). Councillor Meade also announced she had worked with residents during the Royal Victoria Hospital planning process.

Councillor John Collier made a voluntary announcement with regard to 20/530/FH (1 Radnor Park Road, Folkestone) and 20/532/FH (Royal Victoria Hospital) as his son works with the applicant.

Councillor David Wimble made a voluntary announcement with regard to 20/530/FH (1 Radnor Park Road, Folkestone) and 20/532/FH (Royal Victoria Hospital) as he knows the applicant. The applicant also advertises in a magazine of which Councillor Wimble is a shareholder.

All three members remained in the meeting, taking part in discussions and voting on the applications mentioned above.

Cllr Clive Goddard declared a disclosable pecuniary interest as he is a sub contractor for the applicant with regard to planning applications 20/0530/FH (1 Radnor Park Road, Folkestone) and 20/0532/FH (Royal Victoria Hospital). Councillor Goddard removed himself from the meeting and did not take part in discussions or voting on these items.

28. **Minutes**

The minutes of the meeting held on 25 August 2020 were submitted and approved. The Chairman, Councillor Clive Goddard, agreed that his electronic signature could be added to these.

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

The minutes of the meeting held on 3 September 2020 were submitted and approved. The Chairman agreed that his electronic signature could be added to these.

Councillor Clive Goddard left the meeting. Councillor Philip Martin, Vice Chairman, took over proceedings.

30. **20/0530/FH - 1 Radnor Park Road, Folkestone, Kent, CT19 5BW**

Proposed 4 storey residential development to include 14 units and associated landscaping.

The planning officer presented this application and made the following comments:

- As the Places and Policies Local Plan was formally adopted by Council recently, the draft policies mentioned in this application are subject to this Plan.
- Several further letters had been received from residents showing additional concerns; right to light; poor design; impact on property values; additional air pollution; no benefit to the local community; property damage during construction; bin storage and scheme driven by profit.
- A separate letter had been received from a nearby resident regarding their Right to Light, however this is a private legal matter and the applicant has engaged with the objector regarding this matter.
- Planning permission from 2009 contains a daylight assessment which concluded the impact on neighbouring properties would not be significant. That application was approved and remain extant.
- The Land Stability condition is missing from the current report and will be added under the Chief Planning Officer's delegated authority.

Alice Cook, on behalf of Mr Thomas (neighbour) provided written representation against the application.

Councillor Mary Lawes, on behalf of Folkestone Town Council provided written representation on the application.

Mr Leo Griggs, applicant, provided a written representation on the application.

Proposed by Councillor Mrs Jenny Hollingsbee

Seconded by Councillor David Wimble and

Resolved:

That planning permission be approved 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. This is also subject to receipt of amended drawings in respect of the disabled parking bay and access on to the highway, and completion of a s.106 agreement to secure the units as affordable and double yellow lines across the site frontage.

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

31. **20/0532/FH - Royal Victoria Hospital, Radnor Park Avenue, Folkestone, CT19 5BN**

Residential Development at Royal Victoria Hospital site consisting of 19 no. 4 & 5 bed houses and 19no. 1 & 2 bed apartments including associated external works.

The planning officer presented this application. He mentioned that two further letters of objection had been received, points of which are already covered in the report, but also raising concerns regarding land stability, light pollution and impact on local wildlife.

There was an amendment in the report; point 7.5 (under Scale, design and layout) 'approximately 33 dwellings per hectare', this should read 'approximately 74 dwellings per hectare'.

Mr Will Anstee, local resident, provided a video speaking against the application.

Councillor Mary Lawes, on behalf of Folkestone Town Council, provided a written statement on the application.

Mr Leo Griggs, applicant, provided a written statement on the application.

Proposed by Councillor David Wimble

Seconded by Councillor Mrs Jenny Hollingsbee and

Resolved:

That planning permission be approved 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; no fresh material planning issues being raised by Folkestone Town Council (in respect of

the amended drawings); and completion of a s.106 legal agreement to secure affordable housing.

(Voting: For 7; Against 4; Abstentions 0)

Councillor Clive Goddard returned as Chairman for the remainder of the meeting.

32. 20/0579/FH - The Leas Club, Folkestone, CT20 2DP

Full planning application for the restoration of the Leas Pavilion, including external and internal alterations in connection with the use of the building for ancillary residential use class (Class C3), and flexible use for community accessibility, assembly and leisure (Class D2), together with the construction of a nine storey residential apartment block (5 full storeys, with setbacks to the upper four storeys) and associated cycle and refuse storage, landscaping, with two parking areas provided at half-basement level, accessed from Longford Terrace and Longford Way.

Mr Mark Hourahane, local resident, provided a video statement against the application.

Ms Liz Mulqueen, local resident, provided a video statement in support of the application.

Councillor Richard Wallace, on behalf of Folkestone Town Council, spoke on the application.

Councillor Laura Davison, ward member, spoke on the application.

Mr Guy Holloway, agent, provided a video statement on the application.

Proposed by Councillor David Wimble

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 with an additional condition relating to the submission of details of the air source heat pumps, and the applicant entering into a S106 legal agreement securing the completion of the works to the Pavilion prior to the first occupation of 20% of the residential units and the use of the Pavilion for community use, 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 that he considers necessary.

(Voting: For 6; Against 3; Abstentions 3)

33. 20/0563/FH - The Leas Club, Folkestone, CT20 2DP

Listed building consent for the restoration of the Leas Pavilion, including external and internal alterations in connection with the use of the building for ancillary residential use class (Class C3), and flexible use for

community accessibility, assembly and leisure (Class D2), together with the construction of a nine storey residential apartment block (5 full storeys, with setbacks to the upper four storeys) and associated cycle and refuse storage, landscaping, with two parking areas provided at half-basement level, accessed from Longford Terrace and Longford Way.

Proposed by Councillor David Wimble
Seconded by Councillor Mrs Jenny Hollingsbee and

Resolved:

That listed building consent 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 8; Against 0; Abstentions 4)

34. **Y19/0925/FH - Land Adjoining Turner Court, Romney Avenue, Folkestone**

Erection of 8 two storey dwellings with associated parking, access and retaining walls (resubmission of Y18/1013/FH).

Ms Beverley Zalcock, local resident, provided a video statement against the application.

Councillor Tim Prater, ward member, spoke on the application.

Some members had concerns in connection with parking, garden sizes, contamination, ground and surface water.

Proposed by Councillor Gary Fuller
Seconded by Councillor Jackie Meade and

Resolved:

To refuse planning permission on the grounds that garden sizes are too small and against policy HB3 – Internal and External Space Standards; also use of materials are out of keeping with the SDS1 - Sandgate Design Statement.

(Voting: For 4; Against 6; Abstentions 2)
This Vote was lost.

Proposed by Councillor Mrs Jenny Hollingsbee
Seconded by Councillor Philip Martin 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.

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(Voting: For 7; Against 4; Abstentions 1)