

## Planning and Licensing Committee

Held at: Council Chamber - Civic Centre Folkestone

Date: Tuesday, 25 May 2021

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

Officers Present: Rob Bailey (Development Management Lead Specialist), Kate Clark (Case Officer - Committee Services), Ewan Green (Director of Place), Sue Head (Strategic Development Manager (Interim)), Sue Lewis (Committee Services Officer), Llywelyn Lloyd (Chief Planning Officer) and Helena Payne (Development Management Team Leader)

Others Present:

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

Mr Geoff Mills made a voluntary declaration as the applicant for Item 6 on the Agenda was a member of a school governing body, for which he undertook clerking duties.

### 2. **Minutes**

The minutes of the meeting held on 21 April 2021 were submitted and approved. The Chairman's signature would be added to these minutes as approved.

### 3. **Y19/1492/FH - Nickolls Quarry, Dymchurch Road, Hythe, Kent, CT21 4NE**

Outline planning application accompanied by an Environmental Statement for a mixed use development comprising up to 650 no. residential dwellings employment development (Class E (g) use (former B1 uses) up to 15,000 sqm,

and / or care/extra care facilities up to 18,000 sqm), local centre (E use (former A1/A2/A3/A4/A5 uses) up to 1,150sqm; community/sports and leisure uses (up to 3,650sqm E, F.1 or F.2 uses), 14.02ha open space and site restoration including raising land levels with all matters reserved.

Mr Mark Brophy, a local resident addressed the meeting and spoke in favour of the application. He emphasised the need to build the replacement swimming pool, which he said the residents of Hythe had been promised, and that in addition, it is essential that the full scope of the Martello Lakes agreement is kept.

Ms Kate Holland, representing the agents acting for the applicant, spoke about the planning history of the site and the benefits of the application.

Proposed by Councillor David Wimble  
Seconded by Councillor Philip Martin and

**RESOLVED: That planning permission be granted subject to the conditions recommended by the Chief Planning Officer in his report and the applicant entering into a S106 legal agreement securing the following: a. 22% affordable housing; b. 25% of the serviced employment land being made available at the occupation of the 500th dwelling (over the 1,050 total) and marketed alongside an Employment Land Masterplan to be produced in consultation with the Council; c. A marketing review to be carried out at the same time, to assess the future viability of the employment land; d. Travel Plan monitoring fee of £5k; e. Transfer of the Sports and Leisure site if required by the Council; f. 2 years bus service contribution; g. Railway halt contribution; h. If care uses come forward on part of the employment land, the following contributions will be secured: I. Secondary education; II. Waste management; III. Healthcare and that delegated authority be granted 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.**

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

4. **20/1282/FH - 6 St Denys Road, Hawkinge, CT18 7BU**

Erection of 3-bedroom house and 2 parking spaces.

Mrs Sharon Paine, a local resident, addressed the meeting and set out her reasons to why the application should be refused.

Mr Casey Wilson, the applicant's agent, spoke in support of the application and why it should be granted.

Proposed by Councillor David Wimble  
Seconded by Councillor John Collier; and

**RESOLVED: That planning permission be granted subject to the conditions recommended by the Chief Planning Officer in his report and that he be granted delegated authority to agree and finalise the wording of the conditions and add any other conditions that he considers necessary.**

(Voting: 7 For; 5 Against; 0 Abstentions)

5. **20/0658/FH - 9 Lower Blackhouse Hill, Hythe, CT21 5LS**

Section 73 application for the removal/variation of conditions 2 (submitted plans) & 5 (the dwelling shall be single storey and no habitable space provided at first floor) for planning application Y15/0988/SH (Erection of a detached bungalow with off street parking).

Mr Steve Blackwell, a local resident, addressed the meeting and set out concerns related to ensuring that the first-floor loft space can only be used for storage and maintenance, and never for residential purposes.

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

**RESOLVED :**

**That planning permission be granted subject to the conditions recommended by the Chief Planning Officer, and that he be granted delegated authority to agree and finalise the wording of the conditions and add any other conditions that he considers necessary,**

(Vote: 8 For; 2 Against; 2 Abstentions)

6. **Lobbying Forms**