

PLANNING AND LICENSING COMMITTEE

3rd OCTOBER 2023

SUPPLEMENTARY INFORMATION TO SCHEDULE OF APPLICATIONS

**1. 21/1777/FH WHITE COTTAGE, BOSSINGHAM ROAD, STELLING MINNIS,
(Pages 11-28) CANTERBURY**

Proposed erection of a new dwelling following demolition of the garage.

Cllr Robert Hubble, on behalf of Stelling Minnis PC, to speak against application

Susanna Sanlon, applicants agent, to speak in support of application

**2. 23/0410/FH LAND REAR OF BROAD STREET HOUSE, BROAD STREET,
(Pages 73-136) LYMINGE**

The erection of 44 dwellings, including 1no. self-build plot and 10no. affordable homes, including access, parking and landscaping as well as the transfer of land for additional car parking spaces for the adjacent Doctor's Surgery and a new footpath linking PROW HE59 with the footway along the eastern side of Broad Street.

Sheamus Maher, local resident, to speak against application

Chani Sanger, local resident, to speak in support of application

Cllr Roger Joyce, on behalf of Lyminge PC, to speak against application

Lucy Wilford, applicants agent, to speak in support of application

**3. 22/1990/FH ST SAVIOURS HOSPITAL, 71 - 73 SEABROOK ROAD, HYTHE
(Pages 145-178)**

Reserved matters application to consider matters of appearance, landscaping, layout and scale, together with details of conditions 16, 17 and 20, all pursuant to outline permission Y16/0794/SH (Outline consent for the demolition of the main hospital buildings and outbuildings to provide for up to 47 residential units, associated car

parking and landscaping) for the erection of 47 residential units with car parking and landscaping)

David Ellerby, local resident, to speak against application

Cllr Anita Jones, on behalf of Hythe PC, to speak against the application

Guy Holloway, applicants agent, to speak in support of application

4. 21/2514/FH THE BELL INN, 1 SEABROOK ROAD, HYTHE, CT21 5NB

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Retrospective application for the creation of covered area within pub garden

5. 23/0529/FH LAND AT THE FORMER SILVER SPRING SITE,

(Pages 41-72) PARK FARM ROAD, FOLKESTONE.

Application for Planning Permission for the demolition of existing buildings / structures and erection of a building for use as a builder's merchants (including storage and distribution, trade counter and showroom to include ancillary retail sales ('Sui Generis'), open storage yard, provision of car parking, internal servicing / access road, landscaping, and associated infrastructure and development

Withdrawn by Applicant

**6. 23/1144/FH/CON LAND ADJOINING CHURCH AND DWIGHT, CAESARS
(Pages 137-144) WAY, FOLKESTONE**

Approval of details pursuant to conditions:

14.4 (Contamination Verification Report) of planning permission 22/1719/FH

Members attention is drawn to paragraph 5.3 of the committee report which states that none of the ward members are members of the planning committee. This incorrect and should state that all three ward members are members of planning committee.

ADDITIONAL INFORMATION

2. 23/0410/FH LAND REAR OF BROAD STREET HOUSE, BROAD STREET, (Pages 73-136) LYMINGE

5 additional letters of objection received. Issues raised are as follows:

- Utilities – to enable the development to supply the required electricity for the dwellings and the EV charging points would require additional capacity/new substations etc.
- The developer should be required to submit predicted energy assessments for each new dwelling.
- Concerns related to road closures as a result of the development.
- The drainage strategy (foul and surface water) is incomplete and should be addressed prior to any decision being made.
- KCC Ecological Advice Services concerns have not been addressed.
- The development would not be low density and would not comply with the Kent Downs AONB Management Plan.

A further consultation response has been received from KCC Ecological Advice Service raising no objections subject to conditions commenting as follows:

“We have reviewed the ecological information submitted by the applicant and advise that sufficient ecological information has been provided. We have taken this view due to an Ecological Impact Assessment (EclA) having been provided which includes full survey results and a strategy for mitigation and enhancement. The Biodiversity Net Gain assessment has also been amended so that the trading rules have been met”

Additional conditions are requested as set out below. It is recommended that these conditions replace recommended conditions 9, 10 and 11 of the committee report.

From commencement of works (including site clearance) the Ecological Mitigation Strategy will be implemented as detailed within Appendix 4 of the Ecological Impact Assessment, Native Ecology, March 2023. In the event that evidence of a protected species is found during site clearance or construction, all works in the area will stop

while the site ecologist is consulted and any additional mitigation required is implemented.

Reason: In the interest of minimising potential for harm to protected species.

Prior to any removal of scrub or hedgerow habitat, a precautionary mitigation strategy for hazel dormouse shall be implemented. This will include appropriately timed removal of vegetation in accordance with best practice guidance in the Dormouse Conservation Handbook 2 nd Edition, Bright et al., 2006. All mitigation works for hazel dormouse will be carried out under the supervision of a suitably licensed ecologist (or accredited agent).

Reason: In the interest of minimising potential for harm to protected species.

Monitoring of the reptile receptor site will be undertaken during 2025 in accordance with Appendix 2 of the Ecological Impact Assessment report, Native Ecology, March 2023. Monitoring will include seven survey visits by a suitably qualified ecologist to assess the use of the habitats by reptiles and the population size class present. During the monitoring visit, the quality, structure and area of suitable habitat will be assessed in line with the long-term management objectives. Any remedial habitat measures required will be undertaken within three months of the completion of monitoring surveys, under the guidance of the site ecologist.

Reason: In the interest of enhancing ecology and biodiversity.

Prior to occupation, a lighting plan for biodiversity will be submitted to, and approved in writing by, the local planning authority. The plan will be designed in accordance with National Planning Policy Framework 2021 and the Bat Conservation Trust's 'Guidance Note 8: Bats and Artificial Lighting 08/23'. The type and locations of proposed external lighting, as well as the expected horizontal and vertical light spill in lux levels, will be detailed to demonstrate that areas to be lit will not adversely impact biodiversity. A baseline assessment will also be included. Dark corridors for foraging/commuting bats will be provided along existing and proposed hedgerows and scrub habitat, and along the East Brook stream corridor. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter.

Reason: In the interest of minimising potential for harm to protected species and specifically bats.

The Ecological Enhancement and Management Strategy will be implemented as detailed within Addendum 2 of the Ecological Impact Assessment, Native Ecology, March 2023 and the Biodiversity Net Gain Feasibility Rev B report (and associated documents), Native Ecology, August 2023. Boxes for breeding birds will be targeted at S41 priority species / red/amber listed species. All externally mounted/placed boxes included for wildlife will be Woodstone/woodcrete to ensure durability. The approved measures will be implemented and retained thereafter.

Reason: In the interest of enhancing ecology and biodiversity.

3. 22/1990/FH ST SAVIOURS HOSPITAL, 71 - 73 SEABROOK ROAD, HYTHE (Pages 145-178)

Amended Plans:

Amended plan 23.074_300.10 – Block B2 Elevations received showing that windows on the top two floors of the rear elevation of Block B2 have been altered to include full height louvres over the windows in order to address privacy concerns for the properties in Cliff Road.

Amended plan 23.704_400.00 – Site Sections received showing the application site boundaries on the sections and a more extensive drawing key.

Amended plan 23.074_200.06 Roof Plan with Context received showing proposed and existing building heights and ground levels to allow a comparison in terms of site context to address the requirements of condition 20.

Condition 20:

Additional information has been received in respect of condition 20 of the outline planning application and is now considered acceptable.

Consultation Responses:

Hythe Town Council – Object – development would be over intensive, result in loss of privacy, concerns of overlooking, be out of keeping and damaging to street scene and local area, insufficient parking, issues with the density of the building, designs and height, and development will have a detrimental impact on the local infrastructure.

Southern Water – No objections to discharge of condition 16 relating to foul drainage and 17 surface water disposals. The Flood Risk Assessment document indicates surface water flows no greater than existing levels being connected into the public system proving betterment of the surface water flows which would be satisfactory to Southern Water. No comments to make with respect to condition 20.

Natural England – No comments