

## Planning and Licensing Committee

Held at:	Council Chamber, Civic Centre, Folkestone
Date	Tuesday, 3 October 2023
Present	Councillors Mike Blakemore, Polly Blakemore, Tony Cooper, Clive Goddard, Mrs Jennifer Hollingsbee, Nicola Keen (Vice-Chair), Jackie Meade (Chair), Rebecca Shoob, Jeremy Speakman, Paul Thomas and Belinda Walker
Apologies for Absence	Councillor Gary Fuller
Officers Present:	Robert Allan (Principal Planning Officer), Rob Bailey (Development Enforcement Manager), David Campbell (Development Management Team Leader), Ellen Joyce (Democratic Services Trainee), Sue Lewis (Committee Services Officer), Llywelyn Lloyd (Chief Planning Officer) and Alex Stafford (Principal Planning Officer)
Others Present:	Ben Young, Planning Consultant

### 32. **Declarations of Interest**

Councillor Mrs Jenny Hollingsbee declared a voluntary announcement in respect of application 23/0410/FH – Land Rear of Broad Street House, in that her son works for the neighbouring golf club. Councillor Hollingsbee decided to remove herself from the discussion and voting on this item.

Councillor Tony Cooper declared a voluntary announcement in respect of application 21/0422/CM – Paternoster Farm, in that he is ward member. He remained in the meeting during discussion and voting on this item.

### 33. **Minutes**

The minutes of the meeting held on 5 September 2023 were submitted, approved and signed by the Chairman.

### 34. **21/1777/FH - White Cottage, Bossingham Road, Stelling Minnis, Canterbury**

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

Members were informed that following the publication of the agenda pack, it was brought to Officer's attention that there remains an unresolved land ownership matter relating to the front of the application site. Officers requested the application be deferred until such time that all land ownership matters have been resolved.

Proposed by Councillor Nicola Keen  
Seconded by Councillor Paul Thomas and

**Resolved: That the application be deferred.**

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

35. **23/0410/FH - Land rear of Broad Street House, Broad Street. 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.

The Planning officer informed members that 5 additional letters of objection had been received paying particular attention to surface and foul water drainage, scheme is flawed, increase in rates, compensation for residents if construction goes ahead and road closures.

An additional letter of support had also been received stating that it would add to village life, help keep the school and add to village community in a good way.

Sheamus Maher, local resident, spoke against application  
Chani Sanger, local resident, spoke in support of application  
Cllr Roger Joyce, on behalf of Lyminge PC, spoke against application  
Lucy Wilford, applicant's agent, spoke in support of application

Proposed by Councillor Clive Goddard  
Seconded by Councillor Jeremy Speakman and

**Resolved: 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 securing affordable housing, contributions towards health and education facilities, open space and play facilities, public right of way improvements 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 7; Against 2; Abstentions 1)

36. **22/1990/FH - St Saviours Hospital, 71 - 73 Seabrook Road, Hythe, CT21 5BU**

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)

The Planning Officer informed members that an additional representation had been received paying particular attention to the size and scale of the scheme, in particular Block B2 which impacts the view, privacy and size to neighbouring properties.

KCC Ecological Advice Service have no comments to raise and members were pointed to the additional information provided on the supplementary sheet.

David Ellerby, local resident, spoke against application  
Cllr Anita Jones, on behalf of Hythe TC, spoke against the application  
Guy Holloway, applicant's agent, spoke in support of application

Proposed by Councillor Clive Goddard  
Seconded by Councillor Mrs Jenny Hollingsbee and

**Resolved: That the reserved matters are approved subject to the conditions set out at the end of the report and any others that the Chief Planning Officer deems to be necessary, and that delegated authority be given to the Chief Planning Officer to secure a further fine detailing condition in that the quality of the architecture is secured throughout the development.**

(Voting: For 7; Against 3; Abstentions 1)

37. **21/2514/FH - The Bell Inn, 1 Seabrook Road, Hythe, Kent, CT21 5NB**

Retrospective application for the creation of covered area within pub garden.

Proposed by Councillor Mrs Jenny Hollingsbee  
Seconded by Councillor Nicola Keen and

**Resolved:**

- 1. 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.**

2. **That a further condition be added that no amplified music be played within the building, and that Environmental Health be consulted on the timings.**

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

38. **23/0529/FH - Land at the Former Silver Spring Site, Park Farm Road, Folkestone**

This application was withdrawn at the applicant's request prior to the meeting taking place.

39. **23/1144/FH/CON - Land Adjoining Church and Dwight, Caesars Way, Folkestone**

Approval of details pursuant to conditions:

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

Proposed by Councillor Paul Thomas  
Seconded by Councillor Nicola Keen and

**Resolved: That the condition submission be approved in part in accordance with the details and documents provided. That the informatives included at the end of the report be attached to the approval, and that delegated authority be given to the Chief Planning Officer to amend the wording of this/include additional informatives that he considers necessary.**

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

40. **Exclusion of the Public**

Proposed by Councillor Tony Cooper  
Seconded by Councillor Belinda Walker and

**Resolved: To exclude the public for the following item of business on the grounds that it is likely to disclose exempt information, as defined in paragraph 6 of Part 1 of Schedule 12A to the Local Government Act 1972 –**

**“Information which reveals that the authority proposes: to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or to make an order or direction under any enactment”**

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

41. **21/0422/CM - Paternoster Farm, Hope Lane, St Mary in the Marsh**

Change of use of land to a mixed use as a caravan site and for the keeping of dogs; and siting of a lorry body for storage use.

Proposed by Councillor Tony Cooper  
Seconded by Councillor Clive Goddard and

**Resolved: That an enforcement notice be issued requiring the use of the land for residential purposes and for the keeping of dogs to cease and the removal of the static caravan, all associated structures, paraphernalia and dogs, within 12 months of the notice taking effect.**

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