

Planning and Licensing Committee

Held at:	Council Chamber, Civic Centre, Folkestone
Date	Tuesday, 7 November 2023
Present	Councillors Mike Blakemore, Polly Blakemore, Tony Cooper, Gary Fuller, Clive Goddard, Mrs Jennifer Hollingsbee, Nicola Keen (Vice-Chair), Jackie Meade (Chair), Rebecca Shoob, Paul Thomas, Belinda Walker and John Wing (In place of Anita Jones)
Apologies for Absence	Councillor Anita Jones
Officers Present:	Robert Allan (Principal Planning Officer), Rob Bailey (Development Enforcement Manager), Ewan Green (Director of Strategy and Resources), Sue Head (Strategic Development Manager (Interim)), Ellen Joyce (Democratic Services Trainee), Sue Lewis (Committee Services Officer), Elizabeth Nash (Planning Officer), Helena Payne (Development Management Team Leader) and Alex Stafford (Principal Planning Officer)
Others Present:	

42. **Declarations of Interest**

There were no declarations of interest.

43. **Minutes**

The minutes of the meeting held on 3 October 2023 were submitted, approved and signed by the Chairman.

44. **21/1777/FH - White Cottage, Bossingham Road, Stelling Minnis, CT4 6AQ**

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

The Planning officer informed the committee that following additional consultation required as a result of the land ownership matters, Natural England and Southern Water have provided further representations stating that

their comments remain unchanged from those contained within the Officer's report. These were received after the Officer's report had been finalised.

Parish Councillor R Hubble spoke on behalf of Stelling Minnis Parish Council. Susanna Sanlon, agent, spoke on the behalf of the applicant.

Proposed by Councillor Clive Goddard
Seconded by Councillor Nicola Keen 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 Unilateral Undertaking ensuring waste is taken outside of the Stodmarsh Catchment Area 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 12; Against 0; Abstentions 0)

45. **22/1595/FH - Mount Hill Cottage, Chapel Lane, Rhodes Minnis, CT4 6YB**

Erection of an agricultural barn and construction of associated Hardstanding.

Proposed by Councillor Paul Thomas
Seconded by Councillor Tony Cooper and

Resolved: That planning permission be granted subject to the conditions set out at the end of the report.

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

46. **23/1641/FH - Highview School, Moat Farm Road, Folkestone, CT19 5DJ**

Application to vary Unilateral Undertaking associated with planning permission Y19/0704/FH to reduce the affordable housing from 100% to 22%.

The Planning Officer informed the committee that paragraphs 7.8 and 7.9 re local finance considerations contradicts itself and confirmed that CIL is payable on the remaining 78%.

A statement from the applicant was also read out as follows:

This application is seeking to vary the unilateral legal agreement from 100% affordable housing to that of the council's affordable housing policy at 22%. This is to achieve best value for the council as landowner and to ensure viability and scheme deliverability.

The council as landowner has explored many options relating to the site, none of which are viable to bring forward at this time with 100% affordable housing. The council is currently seeking a delivery partner to bring forward the development, and to achieve the council's statutory best value duty it is necessary to vary the unilateral legal agreement to attract the best offers from the market.

It's unfortunate that the council doesn't believe it can deliver a 100% affordable scheme at Highview but this variation will still meet the councils affordable housing policy and should ensure that the scheme comes forward in the planned period delivering much needed homes for the district.

Proposed by Councillor Mrs Jenny Hollingsbee
Seconded by Councillor Rebecca Shoob and

Resolved: That permission be granted to vary the terms of the Unilateral Undertaking associated with planning permission Y19/0704/SH to allow for 22% affordable housing subject to officers deferring the issue of the decision until the matter has been reported to Cabinet.

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

47. **23/1362/FH/CON - Land Rear Varne Boat Club, Coast Drive, Greatstone, TN28 8NR**

Approval of details pursuant to conditions:

4 (materials), 5 (water use), 7 (construction management plan), 14 (surface water drainage), 15 (finished floor levels), 16 (culvert outfall), 18 parts 1 & 2 (contamination) of planning permission Y15/1132/SH.

The Planning Officer updated the committee with the following:

Condition 14, the applicant has provided further evidence confirming that Southern Water have now approved the sewer diversion.

Condition 15, the Environment Agency (EA) have confirmed they have no objections to the approval of condition 15. Officers therefore recommend that condition 15 is approved.

Condition 16, the EA has provided comments stating whilst they have tried to confirm the location of the culvert from existing records, they have concluded they need to do a new survey to accurately identify the culvert line. The EA have stated that they will undertake this as soon as possible. The applicant has submitted a topographical survey which has been provided to the EA to assist in any further survey work.

Given the unresolved nature of this matter, it is proposed that in line with the current officer's recommendation that delegated authority be given to the Chief Planning Officer to approve condition 16 once the additional survey work is concluded by the EA and a final satisfactory response has been received by the Council.

Proposed by Councillor Keen
Seconded by Councillor Meade and

Resolved:

- 1. That the conditions submission be approved for conditions 4, 5, 7, 14, 15 and 18 parts 1 and 2 in accordance with the details and documents provided.**

That delegated authority be given to the Chief Planning Officer to approve condition 16 in accordance with the details and documents submitted subject to a final satisfactory response being received from the EA as a technical consultee and to allow time for the EA to conduct further investigations in respect of condition 16.

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 considered necessary.

- 2. That officers write to the applicant making it clear that access to the RNLI site during construction must be maintained at all times.**

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