

MINUTES

OF THE MEETING OF

**EXTRA-ORDINARY HYTHE TOWN COUNCIL**

**HELD ON THURSDAY 16<sup>TH</sup> JULY 2009**

**Present:** The Right Worshipful Mayor of Hythe  
Councillor Mrs K T Belcourt (In the Chair)

Councillors R Belcourt, D Briddock, R H Carroll, M J Dearden,  
A J Ewart-James, Mrs Z Harris, S W Hayward, M J Lyons,  
S Matthews, A Mayne, Mrs A Mayne, D Owen, A Smith and  
R Watson

**Also Present:** The Town Clerk, Maria Toomey, Harriet Thompson, Steve  
Wilson and Tony Brown - GKA

**Apologies:** Councillor J A Schoner

The Mayor invited Reverend Tony Windross to open the meeting with prayers.

**105/09 REGISTRATION OF DECLARATION OF INTERESTS**

Councillor A J Ewart-James declared a personal interest in Min No 106/09 –  
Planning Application Y09/0627 – Smiths Industries, Military Road, Hythe,  
Kent – Hon Treasurer of Hythe Chamber of Commerce.

Councillors M J Lyons declared a personal interest in Min No 106/09 –  
Planning Application Y09/0627 – Smiths Industries, Military Road, Hythe,  
Kent – a member of the Shepway District Council Planning Committee – non-  
fettering of discretion.

Councillor R Belcourt declared a prejudicial interest in Min No 106/09 –  
Planning Application Y09/0627 – Smiths Industries, Military Road, Hythe,  
Kent – conflict of interest in his stepson's electrical shop In Hythe.

Councillor R H Carroll declared a personal interest in Min No 106/09 –  
Planning Application Y09/0627 – Smiths Industries, Military Road, Hythe,  
Kent – a family member of Sainsbury sponsors an event with which he is  
involved.

The Mayor announced that Agenda Item No 6 was not to be discussed.

Councillor Mrs K T Belcourt then declared a prejudicial interest in Min No –  
Planning Application Y09/0627 – Smiths Industries, Military Road, Hythe,  
Kent – conflict of interest in regard to her Son's electrical shop in Hythe.

**Councillors R Belcourt and Mrs K T Belcourt left the room at this  
juncture.**

**The Deputy Mayor in the Chair.**

**106/09 PLANNING APPLICATION Y09/0627/SH – SMITHS INDUSTRIES, MILITARY ROAD, HYTHE, KENT**

Demolition of existing buildings, construction of a new 5,731 square metre retail superstore, together with associated operations, car parking, delivery yard and vehicular access.

It was

**PROPOSED BY:** Councillor R H Carroll  
**SECONDED BY:** Councillor A J Ewart-James and

**RESOLVED – That Standing Orders be suspended to allow unfettered comment by both the Public and Councillors in accordance with Standing Order No 79.**

The Deputy Mayor then called upon the public to put their comments forward.

**Mr Taylor, Mrs McCormack, Mr Winder, Mr Plumstead, Mr Bushell and Mr Massey addressed the Meeting. \***

**The Town Clerk then read out a letter from Hythe Civic Society.**

**Please see attachment for public comments which are attached but do not constitute part of the Minutes.**

It was then

**PROPOSED BY:** Councillor R H Carroll  
**SECONDED BY:** Councillor A Mayne and

**RESOLVED – That Standing Orders be re-instated.**

**Sainsbury’s Presentation**

The representatives of Sainsbury then reported on the consultation and exhibitions held to date. 400 people had attended and the feedback from 186 attendees had indicated that 130 people had broadly supported the application. A quality food store would have benefits. A survey of 1,000 households (which had been made available within the application) cited that 63% of those surveyed left Hythe to do their weekly shopping. There was to be 35,000 sq ft floor area of main food shopping. There was the capability of “Link Trip” shopping to the town centre which was 3-4 minutes walk. There were no plans to close Sainsbury stores elsewhere within the Shepway area. Examples were given from Arnold in Nottinghamshire and Kidlington in Oxford which could compete with supermarkets as in the case with Folkestone and it was considered to be a highly sustainable location. A detailed transport assessment had indicated that not much additional new traffic would be generated and there would be sufficient capacity for vehicular movements (KCC Highways was to scrutinise). The car park would provide 270 spaces.

There were no plans for double yellow lines along Military Road. Design was seen to be sustainable, the building height was to be decreased on the existing and high quality and glazing was considered better than a pastiche design. The benefits of a new food store to the Town Centre and minimum outward movements, coupled with modern high quality design, which was not seen to replicate from other such developments, were deemed to outweigh other matters.

The representatives confirmed that there was not to be a café on the site. The proposed store would be open from 8.00 am – 10.00 pm only.

After some discussions it was

**PROPOSED BY:** Councillor M J Dearden  
**SECONDED BY:** Councillor R H Carroll and

**RESOLVED** – That any decision on Planning Application Y09/0627/SH be deferred for a final decision, pending input by the Town Council into any S106 agreement that would ensue and the independent report from the SDC appointed consultants being received.

**The motion was carried.**

Meeting closed at 9.00 p.m.

Dated the: Day of: 2009

..... CHAIRMAN

Mr Taylor

Mr Taylor had lived in Hythe since 1968 – small town etc. Historically there had been a busy High Street. With a population of 15,000, the Town already had three supermarkets and it did not require another one. He was concerned regarding environmental noise and disturbance until 10.00 pm at night. Nearly 40% of the trees would be removed with no attempt to hide an out of context building. Proposals were for the removal from a current style to a “box”. He stated that there would be a back-up of traffic along Military Road and the congestion would be for the betterment of Sainsbury and not for the High Street.

Mrs McCormack

Mrs McCormack had lived in Hythe for over 20 years and admired the character charm and antiquity of the Town. She felt that the 3 existing supermarkets were more than adequate for the population. Hythe was a small Town and the development would be detrimental to the Royal Military Canal and she felt the proposed new store would cause chaos to wildlife and cause light pollution. Mrs McCormack questioned the impact of egress and access and the adverse effect on a gridlock situation. Were traffic lights to be installed? There was only one way into Town from the west – what provisions had been made to visitors to the Town? More realistic traffic movements should be checked. How would pedestrians be catered for?

Mr Bushell

Mr Bushell expressed his concern in respect of the small shopkeepers in the High Street whom he felt would suffer if the Sainsbury’s store were to be developed.

Mr Massey

Mr Massey represented a group of residents in Military Terrace. They were horrified at the scale of the site and the effect it would have on the residents. He further voiced his concerns in respect of the HGV traffic and the dangerous situation for pedestrians – especially schoolchildren coming down from Sir John Moore Avenue. He considered that the design should be more in line with the local environment and that more trees should be retained.