

MINUTES

OF THE MEETING OF

**EXTRA-ORDINARY HYTHE TOWN COUNCIL**

**HELD ON THURSDAY 13<sup>TH</sup> NOVEMBER 2008**

**Present:** The Right Worshipful Mayor of Hythe  
A J Ewart-James (In the Chair)

Councillors R Belcourt, Mrs K T Belcourt, R H Carroll,  
M J Dearden, Mrs Z Harris, S W Hayward, A Mayne,  
Mrs A Mayne, D Owen, J A Schoner, A Smith, and R Watson

**Also Present:** The Deputy Town Clerk, Mr M Turpin – Remarkable Group,  
Mr R Goodall – Turley Associates, Mr N Dowling – GSE  
Group and Mr T Ellames, Shepway District Council Planning  
Officer

**Apologies:** Councillors M J Lyons, Mrs L Oliver and J Oliver

**266/08 REGISTRATION OF DECLARATION OF INTERESTS**

Councillor J A Schoner declared a prejudicial interest in Min No 267/08 – Planning Application Y08/1036/SH – Hythe Imperial – Chairman and Director of the Hythe Venetian Fete Society – the Hythe Imperial had been a major financial sponsor of the Fete.

Councillor A Smith declared a prejudicial interest in Min No 267/08 – Planning Application Y08/1036/SH – Hythe Imperial – Playing Member of the Hythe Imperial Golf Club.

Councillor Mrs Z Harris declared a prejudicial interest in Min No 267/08 – Planning Application Y08/1036/SH – Hythe Imperial – Employee of the Hythe Imperial and Member of the Leisure Club.

**267/08 PLANNING APPLICATION Y08/1036/SH – HYTHE IMPERIAL**

Alterations and improvements to hotel, erection of new clubhouse, residential development of 96 units along with new access, parking, open space and landscaping.

It was then

**PROPOSED BY:** Councillor Mrs K T Belcourt  
**SECONDED BY:** Councillor D Owen 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 Mayor invited Matthew Turpin, Richard Goodall and Nick Dowling representatives of the GSE Group to give a presentation regarding the above planning application and to take questions from the public and Councillors.

It was then

**PROPOSED BY:** Councillor Mrs K T Belcourt  
**SECONDED BY:** Councillor D Owen and

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

**Councillors J A Schoner, A Smith and Mrs Z Harris left the Chamber at this juncture and took no part in the discussion and vote on the next item.**

**268/08 ADJOURNMENT OF MEETING FOR PUBLIC INCLUSION IN ACCORDANCE WITH STANDING ORDER NO.70**

It was

**PROPOSED BY:** Councillor Mrs K T Belcourt  
**SECONDED BY:** Councillor S W Hayward and

**RESOLVED – That the meeting stand adjourned.**

**Mr Simon McGhee, Mr Peter Hobbs, Ms Sue Bill and Mr Alan Schofield addressed the Meeting. \***

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

It was then

**PROPOSED BY:** Councillor K T Belcourt  
**SECONDED BY:** Councillor R H Carroll and

**RESOLVED – That the Meeting be re-convened.**

After some discussions it was

**PROPOSED BY:** Councillor R Belcourt  
**SECONDED BY:** Councillor Mrs K T Belcourt

That this Council accept and approve this application on the proviso that there is adequate affordable housing as required by Shepway District Council and that the mechanism for ensuring that the Hotel's improvement is put in place before any potential development of the site takes place, in the form of a Section 106 agreement.

**A recorded vote was called for in accordance with Standing Order No 10A:**

**The substantive motion was then put.**

<b>Councillor R Watson</b>	<b>Against</b>
<b>Councillor Mrs A Mayne</b>	<b>Abstention</b>
<b>Councillor A Mayne</b>	<b>Against</b>
<b>Councillor R H Carroll</b>	<b>Abstention</b>
<b>Councillor S W Hayward</b>	<b>Against</b>
<b>Councillor D Owen</b>	<b>Against</b>
<b>Councillor R Belcourt</b>	<b>For</b>
<b>Councillor Mrs K T Belcourt</b>	<b>For</b>
<b>Councillor M J Dearden</b>	<b>For</b>
<b>Councillor A J Ewart-James</b>	<b>For</b>

**In the case of an equality of votes, the Mayor used his casting vote to approve the Hythe Imperial Planning Application in accordance with Standing Order No 11 (1).**

Meeting closed at 8.15 p.m.

Dated the:                      Day of:                      2008

..... CHAIRMAN

Mr Simon McGhee

Mr McGhee spoke in favour of the proposed development to the Hythe Imperial Hotel and grounds. The Hotel was used by many local people for both business and leisure and many local people were employed there. He felt that the proposed development would bring people and money into the Town, both through increased business for the Hotel and the new housing development. Investment in the Town was essential for Hythe to move forward and Hythe needed other types of housing available to balance the community. Mr McGhee further stated that the proposal made both social and economic sense for the Hythe Imperial and the community of Hythe.

Mr Peter Hobbs

Mr Hobbs registered his full support on behalf of the Channel Chamber Members for this application. He felt that, in the current climate and with the clear prospect of a recession, the local economy in Hythe and the surrounding area would depend on the continued success of commercial operations such as the proposed application. He further stated that visitors to the hotel (up to 43,000 annually) made a huge contribution to the local economy and their estimated spending of £1 million would be clearly at risk if the hotel did not prosper. Mr Hobbs further stated that the proposed development would attract a host of new individuals and families to the area who were likely to bring with them much needed skills and resources which the local economy and businesses could benefit from.

Ms Sue Bill

Ms Bill objected to the residential development proposals and felt that improvements to the Hotel should not be tied in any way to the residential development. She further stated that the proposed development was far too close to the Royal Military Canal, to the point where it would damage and destroy the canal in its setting and in its status as an ancient monument. Ms Bill further stated that the applicant had missed an opportunity to present Hythe with buildings of architectural merit and the opportunity to provide state of the art, zero carbon dwellings, much needed in the current climate, had been missed.

Mr Alan Schofield

Mr Schofield stated that whilst he would not be against a sympathetic development, the proposed housing estate and in particular the blocks of flats adjacent to the canal were totally unsuited to the surrounding area. He further expressed his concerns on the development of a new housing estate below sea level and what impact that would have when the weather was wet and the tide was high and the water was pushed up onto the surface of the ground. Mr Schofield felt that to allow this proposed development to transfigure the whole of this delightful area and intrude into such an historic site would be incomprehensible.