

MINUTES  
OF THE MEETING OF  
**PLANS AND WORKS COMMITTEE**  
**HELD ON THE 3<sup>RD</sup> JUNE 2008**

- Present:** Councillor R Belcourt (In the Chair)
- Councillors A J Ewart-James, Mrs K Belcourt, M Dearden,  
S W Hayward, M Lyons, A Mayne, Mrs L Oliver, J Oliver and  
D Owen.
- Apologies:** None.
- Also Present:** Mrs J Lawford – Plans & Works Clerk

**35/08 MINUTES OF THE MEETINGS OF 8<sup>TH</sup> MAY & 13<sup>TH</sup> MAY 2008**  
It was

**PROPOSED BY:** Councillor Mrs K Belcourt  
**SECONDED BY:** Councillor A Ewart-James and

**RESOLVED** – That the Minutes of the Plans and Works Meetings held on the 8<sup>th</sup> May & 13<sup>th</sup> May, having been previously circulated, be signed as correct records of the meetings.

**36/08 REGISTERING DECLARATIONS OF INTEREST**

Councillor S Hayward declared a personal interest in planning applications Y08/0385/SH – the applicant was a fellow member of the Hythe Bowls Club, and Y08/0571/SH – the applicant was a Shepway District Council Planning Officer.

Councillor M Dearden declared a prejudicial interest in planning application Y08/0551/SH – the applicant was a client.

Councillors Mrs K Belcourt, R Belcourt, M Lyons, Mrs L Oliver and J Oliver declared a personal interest in planning application Y08/0571/SH - the applicant was a Shepway District Council Planning Officer.

Councillors Mrs K Belcourt and R Belcourt also declared a prejudicial interest in planning application Y08/0489/SH & Y08/0558/SH – the applicant was the owner of a shop they had previously rented.

Councillor A Ewart-James declared a personal interest in planning application Y08/0385/SH & Y08/0551/SH – he lived in the same road as the proposed developments.

**37/08 ADJOURNMENT FOR PUBLIC INCLUSION – STANDING ORDER****NO. 70**

It was

**PROPOSED BY:** Councillor A Ewart-James  
**SECONDED BY:** Councillor Mrs K Belcourt and

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

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

It was then

**PROPOSED BY:** Councillor Mrs K Belcourt  
**SECONDED BY:** Councillor A Ewart-James and

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

**38/08 APPLICATIONS, PLANS & TPOs**

It was

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

**RESOLVED** – That the following observations be made:-

**i) Planning Applications**

<b><u>APPLICATION</u></b>	<b><u>DETAILS</u></b>	<b><u>COMMENTS</u></b>
<b>Y08/0385/SH</b>	Summerhayes, Cliff Road, Hythe, Kent Outline application for the erection of a four storey block of 11 flats and associated car parking following demolition of existing dwelling. <i>Applicant: Quinn Investments</i>	<b>Recommend refusal on the grounds that the development was considered to be out of character &amp; over intensive. The increase in traffic was also of concern; it was believed that the narrow, private road was not suitable. Concerns were also held regarding land slippage &amp; flooding, Members considered that a geological survey should be required.</b>
<b>Y08/0551/SH</b> **	Hillbury, Sandalwood, Sea Hanger and Tirrenia, Cliff Road, Hythe, Kent Erection of four storey buildings each with four floors comprising 4 houses and 9 flats with associated covered and open parking following demolition of 4 existing dwellings <i>Applicant: Mr F Conte</i>	<b>Recommend refusal as there were concerns about flooding. It was also considered that the road was not suitable for the anticipated traffic resulting from the development.</b>
<b>Y08/0491/SH</b>	Stream Cottages, St Marys Road, West Hythe, Hythe Erection of detached 14 pen cattery to rear with associated visitor parking to front. <i>Applicant: Mr M Kelvie</i>	<b>Recommend refusal as it was considered that the development was unsustainable. It was considered that inadequate provision had been made for parking of vehicles and easy access. Members considered that the application did not adhere to local planning policy.</b>

<b>Y07/0472/SH</b>	Land adjoining Westside, Seabrook Road, Hythe, Kent Erection of a pair of semi-detached town houses and associated parking and creation of vehicular access (alternative scheme to that approved under Y06/0768/SH). <i>Applicant: Peterhouse Developments</i>	<b>Support</b>
<b>Y07/0971/SH</b>	Briarwood, 1 Blackhouse Hill, Hythe, Kent Felling of Willow, Plum, Cherry, Ash and Sycamore trees with replanting and works to 1 Copper Beech, 6 Sycamore and 2 Lime trees the subject of Tree Preservation Order No. 19 of 2006. <i>Applicant: Skycrest Estates Ltd</i>	<b>Support. Members questioned whether the replacing of the removed Willow, Plum, Cherry &amp; Ash tree with Sycamore trees were appropriate.</b>
<b>Y08/0433/SH</b>	Cartref, Cannongate Road, Hythe, Kent CT21 5PT Increase in height of roof to provide additional living accommodation. <i>Applicant: Mr J Tweedale</i>	<b>Recommend refusal on the grounds that the application represented an over-bearing, over-intensive development. It was considered that the proposal would be out of keeping and would overlook neighbouring properties. The Committee also held concerns as the development was in an area of subsidence.</b>
<b>Y08/0460/SH</b>	41 Tanners Hill Gardens, Hythe, Kent CT21 5HX Erection of a rear conservatory. <i>Applicant: Mr J Evans</i>	<b>Support</b>
<b>Y08/0489/SH</b> ***	42A High Street, Hythe, Kent CT21 5AD Erection of a shop front. <i>Applicant: Mr Nuretin Yorulmaz</i>	<b>Support on the condition that the local plan is adhered to.</b>
<b>Y08/0558/SH</b> ***	42 High Street, Hythe, Kent CT21 5AD Display of 1 externally illuminated fascia sign and 1 externally hanging sign to front elevation. <i>Applicant: Mr Nuretin Yorulmaz</i>	<b>Support on the condition that the local plan is adhered to.</b>
<b>Y08/0492/SH</b>	1 Dymchurch Road, Hythe, Kent CT21 5AX Listed Building Consent for the demolition and rebuilding of the boundary wall. <i>Applicant: Hambrook &amp; Jones Funeral Directors</i>	<b>Support</b>
<b>Y08/0498/SH</b>	Colleton Park, 101 North Road, Hythe, Kent Works to remove a Monterey Cypress the subject of tree preservation order No. 7 of 1992. <i>Applicant: Kingston Village Homes</i>	<b>Support</b>
<b>Y08/0527/SH</b>	94 Seabrook Road, Hythe, Kent CT21 5QD Installation of a side dormer and erection of a first floor balcony. <i>Applicant: Mr B Davis</i>	<b>Support</b>
<b>Y08/0528/SH</b>	106 Orchard Valley, Hythe, Kent Ct21 4EB Erection of a first floor side extension and removal of condition 2 of planning permission 84/650/SH for use of the garages as a living accommodation. <i>Applicant: Mrs Naomi O'Hare</i>	<b>Support</b>
<b>Y08/0571/SH</b>	45 Windmill Street, Hythe, Kent CT21 6BL Erection of a summerhouse style garden shed. <i>Applicant: Mr Terence Euames</i>	<b>Support</b>

\*\* Councillor M Dearden left the room for the discussion on this application.

\*\*\* Councillors Mrs K Belcourt and R Belcourt left the room for the discussion on these applications.

**39/08 HYTHE SEAFRONT**

The letter previously circulated letter from Mr Walkinshaw was considered. Councillor R Belcourt read out a previously circulated letter received from Shepway District Council regarding “Hythe to Folkestone Harbour Beach management – June 2008”. It was noted that the replenishment of beaches was to take place later this year.

**Councillor Mrs K Belcourt left at the meeting at this juncture.**

It was

**PROPOSED BY:** Councillor R Belcourt  
**SECONDED BY:** Councillor A Ewart-James and

**RECOMMENDED**– That the matter of cycling in Hythe, particularly on the seafront be added to a future Plans and Works Agenda. It was felt that there was a need to clarify cycling routes, ensuring correct cycling signage was visible.

**40/08 ENVIRONMENT AGENCY – FOLKESTONE TO CLIFF END FLOOD AND EROSION STRATEGY**

Members had been previously circulated with a summary from the Environment Agency regarding the Folkestone to Cliff End Flood and Erosion Strategy. The Summary was noted.

**41/08 CLEARANCE OF THE “BURN” SITE -EATON LANDS**

Councillor R Belcourt reported on the cheaper quote received for a skip to be placed at the gate of Eaton Lands Allotment site.

It was

**PROPOSED BY:** Councillor R Belcourt  
**SECONDED BY:** Councillor A Ewart-James and

**RECOMMENDED** – that this matter be deferred and reviewed at a future Plans and Works Committee Meeting.

**42/08 DEFECTS – FLOWER BEDS/GARDENS**

**Councillor Mrs K Belcourt returned to the meeting at this juncture.**

It was noted that a letter had been sent to Shepway District Council following the most recent Plans and Works Committee Meeting, wherein it had been requested that attention be paid to the flowerbeds and surrounding areas of Ladies Walk and Wakefield Walk.

The meeting closed at 10.48 am

Dated this Day of 2008

.....CHAIRMAN

**\* Mr P Winder spoke regarding planning application Y08/0385/SH**

Mr Winder of Southridge, Cliff Road objected to this planning application and spoke on his concerns regarding the proposed high density development.

He considered that this development would be out of keeping in this area which had recently been noted as an area of “special character”. He also believed that the high density development would result in a level of traffic which was unsuitable to the unadopted road. He raised the question of whether developers would contribute towards a fund for the unadopted road – currently residents paid about £100 per year in maintenance.

His basic concerns were not about the design of the development, but of the impact it was felt it would have on the established residents.