

MINUTES
OF THE MEETING OF
EXTRA-ORDINARY PLANS AND WORKS COMMITTEE
HELD ON THE 12TH FEBRUARY 2007

Present: Councillor D R Bushell (in the Chair)
Councillors Mrs K T Belcourt and Mrs D Maskell

Also Present: Mrs J Storti – Plans & Works Clerk

Apologies: Councillors N A Matthews, Mrs A Bryan and N H Meurice

308/06 REGISTERING DECLARATIONS OF INTEREST

There were none.

309/06 ADJOURNMENT OF MEETING FOR PUBLIC INCLUSION IN ACCORDANCE WITH STANDING ORDER NO. 70

It was

PROPOSED BY: Councillor Mrs K Belcourt
SECONDED BY: Councillor Mrs D Maskell and

RESOLVED – That the meeting stand adjourned.

Mrs Cooper, Mrs Hannah and Mr Moore 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 Mrs K T Belcourt
SECONDED BY: Councillor Mrs D Maskell and

RESOLVED – That the Meeting be re-convened.

310/06 KCC APPLICATION NO. SH/06/12876 – WHITEGATES, WHITEGATES CLOSE, HYTHE, CT21 6BB

The further amendments were discussed in detail along with the letter from Mr Trevor Herron of Shepway District Council and the letter from the Environment Agency which recommended refusal of the present plans.

It was

PROPOSED BY: Councillor Mrs K T Belcourt
SECONDED BY: Councillor Mrs D Maskell and

RESOLVED – That the following observations be made:-

Although the site meeting with the developers had been very helpful and they had partially listened to the objections at the site meeting, the amended proposals still did not encompass the main objections. They are:-

1. The overbearing height of the development.
2. The size and scale of the development (larger than the original footprint).
3. Failure to preserve the character and appearance of the development on the boundary of and as regards to a Conservation Area.

Recommend refusal on the above grounds and noting the fact that Shepway District Council and the Environment Agency (due to the risk of tidal flooding) also recommend refusal.

The meeting closed at 9.47 am.

Dated this Day of 2007

.....CHAIRMAN

*** Mrs Cooper, 25 Napier Gardens, Hythe, Kent**

Having viewed Calfordseaden's latest amended plan for Whitegates with their accompanying report, I would like to express that fact that whilst they have endeavoured to come up with a more favourable plan. Indeed the improvements to the design of the structure are more acceptable than they were. Also, the attempt to move the structure west/north, to take the building away from the eastern conservation boundary. The fact remains, that this will still be a massive overbearing building on an inappropriate site, i.e. the site is too small for a structure of this scale. The proposed move to the west of 4 metres and moving backwards to the north, whilst an improvement, is only a marginal gain, but at least it is something, I suppose.

I am aware that KCC's remit is to accommodate 40 apartments, but cannot this be reduced to a less ambitious number which could then produce a complex in design and size which would be more in keeping with the location and have a less drastic effect on the neighbourhood. Could HTC not press for this? I am aware that financial pressure on KCC seems to be the crux of this problem, but surely some sort of compromise could be reached or at least considered.

Finally, I would emphasize that the residents of Napier Gardens are not opposed to providing a new complex for the elderly of Hythe, despite the construction upheaval that we will have to endure, it is a smaller, better designed project that is desired preferably located on the original footprint.

Mrs Hannah

Reiterated Mrs Cooper's views but also stated that the move to the west was not in her interest. She was concerned about the overlooking of Oaklands.

Mr Moore

He felt that it was of an institutional appearance and when looking over Hythe toward the sea from the hills it would be an eyesore.