

MINUTES
OF THE MEETING OF
PLANS AND WORKS COMMITTEE
HELD ON THE 12TH DECEMBER 2006

Present: Councillor D R Bushell (in the Chair)
Councillors Mrs K T Belcourt, Mrs A Bryan, Mrs D Maskell,
N H Meurice and S W Hayward

Also Present: Mrs J Storti – Plans & Works Clerk

Apologies: Councillor N A Matthews

246/06 MINUTES OF THE MEETING OF 21ST NOVEMBER 2006

It was

PROPOSED BY: Councillor Mrs K T Belcourt
SECONDED BY: Councillor N H Meurice and

RESOLVED – That the Minutes of the Plans and Works Meeting held on the 21st November 2006, having been previously circulated, be confirmed as a correct record and signed by the Chairman.

247/06 REGISTERING DECLARATIONS OF INTEREST

There were none.

248/06 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 Kennedy-Robertson, Mr Thorpe-Young, Mr Syring, Mr Botting, Mr Drury, Mrs Sharp and Miss D Rayner 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 N H Meurice and

RESOLVED – That the Meeting be re-convened.

249/06 APPLICATIONS, PLANS & TPOs

PROPOSED BY: Councillor Mrs K T Belcourt
SECONDED BY: Councillor N H Meurice and

RESOLVED – That the following observations be made:-

i) Planning Applications

<u>APPLICATION</u>	<u>DETAILS</u>	<u>COMMENTS</u>	<u>OUTCOME</u>
Y06/1291/SH	36 Bartholomew Street, Hythe, Kent CT21 5BY Erection of four houses and a block of 9 flats following the demolition of existing buildings together with associated parking.	Refused as ** below	
Y06/1445/SH	36 Bartholomew Street, Hythe, Kent CT21 5BY Conservation Area consent for demolition of existing dwelling and garage.	Refused as *** below	
Y06/1464/SH	4 Nursery Fields, Hythe, Kent CT21 4DL Erection of an replacement conservatory to the rear.	Support	
Y06/1494/SH	Cartref, Cannongate Road, Hythe, Kent Removal of branches from Austrian Pine Tree the subject of Tree Preservation Order no. 22 of 1994	Refer to Arboricultural Officer	
Y06/1510/SH	Westward Down, Cliff Road, Hythe Erection of a single storey side extension.	Support	
Y06/1501/SH	Oaklands Health Centre, Oaklands, Stade Street, Hythe, Kent Display of a non-illuminated, wall-mounted individual perspex letters sign	Support ****	
Y06/1514/SH	39 Valestone Close, Hythe, Kent CT21 5SW Erection of a two storey side extension together with creation of new vehicular access and hardstanding area.	Support	

Y06/1504/SH	10 Hillcrest Road, Hythe, Kent CT21 5EX Erection of a single storey side/rear extension and extension of existing bay window to side elevation following removal of existing garage.	Support	
Y06/1515/SH	248 Seabrook Road, Hythe, CT21 5RQ Erection of a two storey dwelling following demolition of existing display and machine shopbuilding (amendment to Planning Permission Y05/0136/SH)	Support	
Y06/1527/SH	Hythe Ranges, Reachfields, Hythe Retention of a timber structure enclosed by 3 metre high timber fencing to create a compound in connection with use of Hythe Ranges.	Support	
Y06/1525/SH	42 Naildown Road, Hythe, CT21 5TB Erection of 4 detached two storey dwellings with associated garages, parking and access following demolition of existing dwelling	No objection *****	
Y06/1536/SH	Admirals Walk, South Road, Hythe Installation of replacement windows to stairwells	Support	
Y06/1535/SH	Heatherlea, Cliff Road, Hythe Erection of a two storey side extension together with increase of roof height and creation of an integral garage	Support	
Y06/1547/SH	Land rear Woodlands Rise, West Hythe Road, West Hythe. Erection of a storage building for storage of implements and fodder.	Support	
Y06/1508/SH	Sutherland House, 126 Stade Street, Hythe Erection of a double garage following demolition of existing shed and garage previously reserved for parking under Condition 1.6 of planning permission SH/81/0636.	Recommend refusal on the grounds that this represents over intensive and encroachment on land in the multiple ownership of residents. Loss of parking spaces would also ensue.	

**** and *****

Recommend refusal on the grounds of over intensive development, being out of character, highway issues and problems with subsidence in the area. Recommended that:-

- 1. This application goes before the SDC Planning Committee.**
- 2. The Conservation Officer to advise on existing dwelling as it is known that the south wall of the building is listed.**
- 3. That a blanket TPO be considered within the grounds of the property in order that trees could not be cut down.**

****** Councillor Mrs Maskell abstained from voting.**

******* Councillors Mrs Belcourt and S Hayward abstained from voting.**

250/06 KENT MINERALS DEVELOPMENT FRAMEWORK DEVELOPMENT PLAN DOCUMENTS (DPDS)

This was noted by Members.

251/06 TAXI RANK

Members had been previously circulated with an e-mail received from Jacqueline Port, the Hackney Carriage and Private Hire Licensing Officer at Shepway District Council.
It was

PROPOSED BY: Councillor N H Meurice
SECONDED BY: Councillor Mrs K T Belcourt and

RECOMMENDED – That:

1. A further site meeting be arranged with Officers as Members were not happy with the decision reached.
2. Two taxi spaces be retained in Chapel Street with the balance to be placed in Bank Street adjacent to the Public Conveniences.

252/06 DEFECTS – THE GREEN

It was

PROPOSED BY: Councillor S W Hayward
SECONDED BY: Councillor Mrs A Bryan and

RESOLVED – That:

1. It be clarified as to whether the Japanese Knotweed had been dealt with.
2. The southern boundary hedge was to be the subject of investigation.
3. To note that the edging of the new tarmac road in St Nicholas Terrace was uneven.

The meeting closed at 10.50 am.

Dated this Day of 2007

.....CHAIRMAN

* **Y06/1291/SH – 36 Bartholomew Street, Hythe, Kent CT21 5BY**

Letters of objection had been received regarding the above application.

Mr Kennedy – Robertson of Elm House Cottage, Hillside Street, Hythe

He was the next door neighbour and his property had already suffered problems with subsidence and he felt that with the traffic situation, lorries being used in the construction of the development and the digging of foundations would aggravate the problem. The height of the proposed development was above all other surrounding properties.

Mr Thorpe-Young of Sandalwood, 24 Hillside Street, Hythe

He stated that the height and intensity of the development was over intensive. This property is on the northern boundary of the Conservation Area and due to the lack of roadway, the parking problem and narrowness of the road this was not a feasible project.

Mr Syring of 30A Hillside Street, Hythe

He felt that this development did not accord with the District Local Plan as the Conservation Area should be protected and enhanced and this was over intensive. A four storey building surrounded by two storey properties was totally out of keeping with the area. He also felt there would be slippage and water flow problems with the excavation.

Mr Clive Botting of 32 Hillside Street, Hythe

He endorsed all the points made and emphasised that Hythe was a unique town and it should be ensured that we do not lose all the old buildings in the area. The property to be demolished had undergone some renovation and it should be possible to bring the building back to its original state.

Mr Drury – Hythe Civic Society

He confirmed that the south wall of the building was Listed and therefore this should be referred to the Conservation Officer. He also stated that it represented over intensive development, traffic problems due to heavy traffic. Hythe Civic Society were putting a formal objection to Shepway District Council. It was also felt that there should be signs erected to stop heavy traffic using this road.

Y06/1508/SH – Sutherland House, 126 Stade Street, Hythe

Carol Sharp spoke regarding this application. She stated that the car park was owned communally by every resident in the building including the person putting in this application. She stated that the plans for a double garage were large with a high pitched roof, and maybe this would then be used as a house as he had previously tried for planning permission and failed in this instance. There would be limited access for residents to get into the parking bays and it was felt by all residents that this was an inappropriate site for this development.

The Green defects

Miss Rayner spoke regarding the new tarmac road which it was felt had insufficient hardcore under the tarmac and it would soon crack. It was also noted that the edging of the tarmac was uneven.

The Japanese knotweed that was on The Green was not visible at present but it needed to be checked if this had been dealt with. It was very invasive. The southern boundary hedge was very thin and sparse now and needed to be looked at. The lorries dealing with the construction of the new school building were making a mess on the road and not clearing it away.