

MINUTES
OF THE MEETING OF
PLANS AND WORKS COMMITTEE
HELD ON THE 13th MARCH 2007

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

Also Present: Mrs J Storti – Plans & Works Clerk

Apologies: Councillor Mrs A Bryan

348/06 MINUTES OF THE MEETING OF 20th FEBRUARY 2007

It was

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

RESOLVED – That the Minutes of the Plans and Works Meeting held on the 20th February 2007, having been previously circulated, be confirmed as a correct record and signed by the Chairman.

349/06 REGISTERING DECLARATIONS OF INTEREST

There were none declared.

350/06 ADJOURNMENT OF MEETING FOR PUBLIC INCLUSION IN ACCORDANCE WITH STANDING ORDER NO. 70

It was

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

RESOLVED – That the meeting stand adjourned.

Mr Richard Charlton of 4 Castle Road spoke re Application No. Y07/0258/SH *

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 A Matthews and

RESOLVED – That the Meeting be re-convened.

351/06 APPLICATIONS, PLANS & TPOs

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

RESOLVED – That the following observations be made:-

i) Planning Applications

<u>APPLICATION</u>	<u>DETAILS</u>	<u>COMMENTS</u>
Y07/0241/SH	3 Cliff Road, Hythe, CT21 5XA Erection of a first floor side extension together with erection of pitched roofs over existing flat roofed garage and porch.	Support
Y07/0236/SH	2 Elm Gardens, Hythe, CT21 5PY Erection of a two storey side extension with rear first floor balcony with rooms in the roof together with erection of a new attached garage and creation of a new vehicular access on land formerly reserved for parking.	Support
Y07/0247/SH	Tanners Croft, School Road, Saltwood, Hythe Crown reduction and removal of dead wood to 7 no. sycamore trees, 24 no. hawthorn trees, 5 no. holly trees and 2 no ash trees, the subject of Tree Preservation Order No. 1 of 2003.	Refer to the Arboricultural Officer. No objection subject to the requirement for close supervision as this application involves a large number of trees.
Y07/0227/SH	24 Fisher Close, Hythe, Kent CT21 6AB Erection of a rear conservatory.	Support
Y07/0244/SH	4 Whitenbrook Dell, Hythe, CT21 5WD Works to one oak, one pine, one willow and one holly tree, the subject of Tree Preservation Order No. 9 of 1995.	Refer to the Arboricultural Officer. No objection subject to the requirement for close supervision.
Y07/0235/SH	Heatherlea, Cliff Road, Hythe CT21 5XQ Erection of a two storey side extension together with increase in roof height (resubmission of Y06/1535/SH)	Support
Y07/0258/SH	21 Castle Road, Hythe, CT21 5EZ Outline application for the erection of two pairs of semi-detached dwellings following demolition of existing dwelling	Recommend refusal on the grounds that: <ol style="list-style-type: none"> 1. the application represented over-intensive development and was out of keeping with the surrounding area. 2. Highways grounds.
Y07/0170/SH	Flat 3, 14 Marine Parade, Hythe, Kent Erection of a storage shed	Support
Y07/0229/SH	13 Finch Grove, Hythe CT21 6QY Erection of a single storey front extension to garage	Support

Y07/0228/SH	8 Douglas Avenue, Hythe CT21 5JT Change of use from offices to three self-contained flats and erection of a second floor rear extension and other external alterations	Support
Y07/0272/SH	116-118 High Street, Hythe, CT21 5LE Listed Building Consent for internal and external alterations in connection with change of use from Doctors Surgery to Retail/Café and Residential Use.	Support
Y07/0290/SH	Hythe Cricket and Squash Club, Ladies Walk, Hythe, Kent Removal of self sown poplar tree suckers in a Conservation Area.	Support
Y07/0292/SH	Wayfield House, St Mary's Road, West Hythe, Kent Erection of a single storey side extension together with entrance lobby	Support
Y07/0300/SH	Little Redbrooks, London Road, Hythe Erection of a block of three garages and a block of two garages	Recommend refusal on the following grounds: <ol style="list-style-type: none"> 1. The development was over-intensive 2. Out of keeping with locality 3. Design issues 4. Sufficient car parking in place (without the necessity for garaging) was already approved.
Y07/0288/SH	Woodend, Cannongate Road, Hythe Alteration of ground and first floor windows to southwest and northwest elevations to provide additional access to the ground floor and doors with Juliet balconies at first floor, a rear bridge link to upper garden terrace together with the erection of eight garages to lower terrace and regarding of land	No objection subject to a request that conditions be put in place requiring: <ol style="list-style-type: none"> 1. Mature shrubs/trees to be planted on the boundary and 2. That no balcony be placed on the first floor flat.
Y07/0317/SH	49 Horn Street, Hythe, CT21 5SR Erection of a two storey rear extension following demolition of existing single storey rear extension.	Support
Y07/0320/SH	39 Brockhill Road, Hythe, CT21 4AF Erection of a single storey front/side extension following removal of front canopy.	Support
Y07/0342/SH	14 Palmbeach Avenue, Hythe, CT21 6NH Erection of a single storey front extension.	Support

- ii) **TPO No. 9 of 2006 (Land at 102 North Road, Hythe)**
This was noted.

352/06 FORMERLY KIPPS, 152-156 HIGH STREET, HYTHE

Councillor Mrs Maskell reported that she was concerned that 152-156 High Street had been empty for nearly two years. The property had apparently been bought by the Ghurkas and the necessary planning permissions for its use had been obtained. It was, however, still not occupied. She was concerned that the Listed Building's condition would deteriorate.

Her concerns were noted by Members and she informed the Committee that she would endeavour to obtain further information.

353/06 REGIONAL HOUSING STRATEGY REVIEW – CONSULTATION FEBRUARY – APRIL 2007

The contents of the consultation document were noted.

354/06 DEFECTS – HIGH STREET

1. Aldi's High Street Entrance

It was noted that the entrance door to Aldi was awaiting a replacement part. It was anticipated that this door would be in operation shortly.

2. Hythe Police Shop

The Mayor advised the Committee that the rumour concerning the closure of the Police Shop was apparently without foundation.

The meeting closed at 10.00 am.

Dated this Day of 2007

.....CHAIRMAN

*** Mr Richard Charlton of 4 Castle Road spoke regarding:**

Y07/0258/SH – 21 Castle Road, Hythe, CT21 5EZ

He described the overall character of the road in some detail emphasizing that this development would not be in keeping with the surrounding area.

He stated that if the demolition of No. 21 were allowed there would, effectively, be “a wall” of houses facing either on to the road or very close to it. At present the road and its pathway were enjoyed by a considerable number of people, many with dogs and children using the ‘cut-through’ path down into Hythe and back. The understanding was that it was proposed that the houses have off-street parking for one car. Such houses would be likely to have at least two cars and as the road is already lined with parked cars on that side of the road for much of the time and with these extra properties it would be likely to create more congestion. The road was a bus route and there was not much room for vehicles to pass if parking were to occur on both sides.