

MINUTES

OF THE MEETING OF

PLANS AND WORKS COMMITTEE

HELD ON THE 22ND APRIL 2008

Present: Councillor M Lyons (In the Chair)
Councillors M J Dearden, A J Ewart-James,
S W Hayward, A Mayne and D Owen

Apologies: Councillors Mrs K Belcourt and R Belcourt

Also Present: Mrs J Lawford – Plans & Works Clerk

401/07 MINUTES OF THE MEETING OF 1ST APRIL 2008

It was

PROPOSED BY: Councillor S Hayward
SECONDED BY: Councillor A Ewart-James and

RESOLVED – That the Minutes of the Plans and Works Meeting held on the 1st April, having been previously circulated, be signed as a correct record of the meeting.

402/07 REGISTERING DECLARATIONS OF INTEREST

Councillor M Dearden declared prejudicial interests in Planning Application Y08/0386/SH and Y08/0413/SH - the applicants were clients.
Councillor A Ewart-James declared a personal interest in Planning Application Y08/0360/SH – the applicant was an acquaintance.

403/07 ADJOURNMENT FOR PUBLIC INCLUSION – STANDING ORDER NO. 70

It was

PROPOSED BY: Councillor S Hayward
SECONDED BY: Councillor A Ewart-James 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 A Ewart-James
SECONDED BY: Councillor M Dearden and

RESOLVED – That the Meeting be re-convened.

404/07 APPLICATIONS, PLANS & TPOs

It was

PROPOSED BY: Councillor S Hayward and
SECONDED BY: Councillor A Ewart-James

RESOLVED – That the following observations be made:-

i) **Planning Applications**

<u>APPLICATION</u>	<u>DETAILS</u>	<u>COMMENTS</u>
Y07/1145/SH	138 High Street, Hythe, Kent Certificate of lawfulness for continued use as retail (A1) use. <i>Applicant: Mr Parrett</i>	Support
Y08/0256/SH	31 Dymchurch Road, Hythe, Kent CT21 6JE Erection of a two storey detached dwelling within a garden of a listed building. <i>Applicant: Mr & Mrs Hogben</i>	Recommend refusal
Y08/0332/SH	6 Helena Villas, Hospital Hill, Hythe, Kent Formation of new vehicular access to new hard standing by dropping the kerb. <i>Applicant: Mr J Harman</i>	Support
Y08/0341/SH	The Lodge, 36 Blackhouse Hill, Hythe, Kent Erection of a pitched roof over existing side extension. <i>Applicant: Mr & Mrs D K Gibbins</i>	Support
Y08/0343/SH	53 Orchard Valley, Hythe, Kent CT21 4EA Erection of a two storey dwelling house. <i>Applicant: Mr & Mrs H Goldup</i>	Support subject to findings of the flood risk assessment being favourable.
Y08/0350/SH	250 Seabrook Road, Hythe, Kent CT21 5RQ Change of use and conversion of ground floor from shop (A1) to living accommodation to form single residential dwelling, including external alterations. <i>Applicant: Michael O'Shea</i>	Support
Y08/0360SH	29 Fisher Close, Hythe, Kent CT21 6AB Felling of two Canadian Pines subject of Tree Preservation Order 1 of 1973. <i>Applicant: Mr D J Semple</i>	Support subject to the Arboricultural Officer.
Y08/0364/SH	Land adjoining 22 Naildown Close, Hythe, Kent Outline application for the erection of two detached dwellings. <i>Applicant: Miss D Little</i>	Support
Y08/0369/SH	Ground floor flat, 54 Earlsfield Road, Hythe, Kent Installation of replacement UPVC window and door to ground floor elevation. <i>Applicant: Maria O'Hanlan</i>	Support
Y08/0386/SH**	25 Nursery Fields, Hythe, Kent CT21 4DL Erection of a single storey rear/side extension. <i>Applicant: Mr & Mrs J Sturdy</i>	Support

Y08/0399/SH	Stonewald, Hillside Street, Hythe, Kent Erection of a single garage, following removal of existing garage, and the provision of car bays to front garden. <i>Applicant: Mr & Mrs J Maudling</i>	Defer the decision on this application until more information had been provided.
Y08/0401/SH	5 Church Rise, Hythe, Kent CT21 5BF Variation of condition 5 of planning permission Y01/0128/SH to allow erection of a glazed pitched roof with rear dormer window over existing balcony area (resubmission of Y07/1679/SH). <i>Applicant: Mr R Silsbury</i>	Support
Y08/0408/SH	Tudor House, Cannongate Road, Hythe, Kent Erection of a double garage and widening of vehicular access, following the removal of existing garage. <i>Applicant: Mr J McVicar</i>	Support
Y08/0413/SH**	Hycroft, Barrack Hill, Hythe, Kent Erection of a two storey side extension. <i>Applicant: Mr & Mrs Spicer</i>	Support
Y08/0414/SH	63 Seabrook Road, Hythe, Kent CT21 5QW Change of use of studio and garage with a variation of condition 4 of planning permission Y07/0492/SH, to allow use of the building as an office and a storage distribution (class B1). <i>Applicant: Mr O Pringle</i>	Recommend refusal on the grounds that the application would be out of keeping with the residential area. Access and egress on to an already busy main road was deemed to be dangerous.
Y08/0427/SH	33 Spanton Crescent, Hythe, Kent CT21 4SF Variation of condition 6 of planning permission SH/83/0055 to allow use of garage as living accommodation. <i>Applicant: Mr & Mrs Bradley</i>	Support

** Councillor M Dearden left the room for the discussion and vote on these applications.

ii) **Tree Preservation Order No 7 of 2008 – Land at the Hotel Imperial, Princes Parade, Hythe, Kent**

It was supported.

405/07 APPOINTMENT TO ALLOTMENTS APPEALS (SUB) COMMITTEE

It was

PROPOSED BY: Councillor M Dearden and

SECONDED BY: Councillor S Hayward

RESOLVED– That the Sub-Committee be comprised of the Mayor, Chairman and Vice Chairman of F & GP & a non voting representative from the allotments society.

406/07 DEFECTS – THE GREEN

It was

PROPOSED BY: Councillor S Hayward
SECONDED BY: Councillor M Lyons and

RESOLVED – That the rotten posts on the Portland Road side of the Green be repaired.

The meeting closed at 10.06 am

Dated this Day of 2008

.....CHAIRMAN

***Mrs Bailey spoke regarding planning application Y08/0414/SH**

Mrs Bailey objected to the proposed change of use of studio and garage and the variation of condition 4 of planning permission Y07/0492/SH at 63 Seabrook Road. She believed that as it was a residential area, it was an unsuitable location from which to run a commercial business. The lack of parking and access & egress issues were also considered to be a hazardous contribution to the busy main road.

Mr G Hayward spoke regarding the proposed Allotments Appeal Sub-Committee

Mr Hayward felt that the non voting representative from the allotments society should in fact be chosen by the Tenant appealing, he considered it to be important in the appeal process, as land varied from plot to plot and location. He believed that it would be more appropriate that someone who knew the location and condition of the allotment site location and plot would be in a better position to advise.

Miss D Rayner spoke regarding the Green.

Miss Rayner reported that there were no defects that she wished to highlight. She felt that the Green was in good condition and was pleased to note that after a recent event on the Green where the land had been damaged, it was repaired to a satisfactory standard.