

MINUTES
OF THE MEETING OF
PLANS AND WORKS COMMITTEE
HELD ON THE 24th JUNE 2008

Present: Councillor R Belcourt (In the Chair)

Councillors A J Ewart-James, M Dearden, A Mayne and D Owen.

Apologies: Councillors Mrs K Belcourt, S Hayward, M Lyons, Mrs L Oliver & J Oliver.

Also Present: Mrs J Lawford – Plans & Works Clerk

77/08 MINUTES OF THE MEETINGS OF 3rd JUNE 2008

It was

PROPOSED BY: Councillor A Ewart-James

SECONDED BY: Councillor D Owen and

RESOLVED – That the Minutes of the Plans and Works Meeting held on the 3rd June, having been previously circulated, be signed as a correct record of the meeting.

78/08 REGISTERING DECLARATIONS OF INTEREST

Councillor D Owen declared a personal interest in planning application Y08/0663/SH – the applicant is known to him and the property borders on his own.

Councillor R Belcourt declared a prejudicial interest in planning application Y08/0434/SH – the applicant was the owner of a shop he had previously rented.

Councillor M Dearden declared prejudicial interests in planning applications Y08/0547/SH and Y08/0645/SH – the applicants were former clients.

It was then

PROPOSED BY: Councillor A Ewart-James

SECONDED BY: Councillor D Owen and

RESOLVED – That Councillor M Dearden chair the meeting whilst Councillor R Belcourt left the room.

79/08 ADJOURNMENT FOR PUBLIC INCLUSION – STANDING ORDER
NO. 70

It was

PROPOSED BY: Councillor D Owen
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 A Mayne and

RESOLVED – That the Meeting be re-convened.

80/08 APPLICATIONS, PLANS & TPOs

It was

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

RESOLVED – That the following observations be made:-

i) **Planning Applications**

<u>APPLICATION</u>	<u>DETAILS</u>	<u>COMMENTS</u>
Y07/1641/SH	19 Blackhouse Hill, Hythe, Kent CT21 5UL Alterations to create two storey dwelling with pitched roof and rear balcony at first floor level. <i>Applicant: P Noad, Esq</i>	Support
Y08/0434/SH**	44A High Street, Hythe, Kent CT21 5AT Change of use from retail (class A1) to café/restaurant (class A3) with ancillary hot food take-away. <i>Applicant: Mr N Yorulmaz</i>	Defer the decision on this application until further information was obtained. There were concerns regarding the Health & Safety aspect of the access & egress in event of an emergency evacuation's being required. It was considered that a fire safety officer should inspect the location and produce a report.
Y08/0443/SH	Waitrose, Prospect Road, Hythe, Kent CT21 5NH Installation of additional mechanical plant to service yard. <i>Applicant: Waitrose Ltd</i>	Support

Y08/0494/SH	1 Church Rise, Hythe, Kent CT21 5BF Variation of condition 5 of application Y01/0128/SH to allow for the erection of a single storey front and rear extensions. <i>Applicant: Mr J W McNeilly</i>	Support
Y08/0547/SH***	26 Station Road, Hythe, Kent CT21 5PW Erection of two storey extension to front elevation, formation of new vehicular access, creation of a 2 bay car port and connecting footbridge structure (resubmission of Y08/00071/SH). <i>Applicant: Mr Brendan Twist</i>	Recommend refusal on the grounds that the design was not sympathetic to the surrounding area. The development was considered to be extremely overbearing, and a revision was deemed necessary.
Y08/0588/SH	10 Palmbeach Avenue, Hythe, Kent CT21 6NH Erection of two storey side extension and single storey rear extension. <i>Applicant: Mr Andrew Cobb</i>	Support
Y08/0616/SH	46 Valestone Close, Hythe, Kent CT21 5SW Erection of a two storey side extension and raised decking area. <i>Applicant: Mr K Brennan</i>	Support
Y08/0624/SH	The Manor Coach House, Hillside Street, Hythe, Kent Installation of a front dormer window incorporating a balcony. <i>Applicant: Mr D Pryor</i>	Support
Y08/0627/SH	Gopak Ltd, Warehouse Two, Range Road Industrial Estate, Range Road, Hythe, Kent Temporary siting of two storage containers. <i>Applicant: Gopak Ltd</i>	Support
Y08/0631/SH	Prospect Chambers, Prospect Road, Hythe, Kent Erection of a first floor extension to provide ancillary residential accommodation (resubmission of Y07/1557/SH). <i>Applicant: Mr V Su</i>	Recommend refusal on the grounds of the application's being an overpowering development in respect of neighbouring properties, with a lack of provision made for parking.
Y08/0641/SH	63 Brockhill Road, Hythe, Kent CT21 4AG Formation of a vehicular access <i>Applicant: Mr S Rathmell</i>	Support
Y08/0642/SH	3 Wych Elm Way, Hythe, Kent CT21 6QE Erection of a rear conservatory <i>Applicant: Mr & Mrs Barker</i>	Support
Y08/0645/SH***	28 Millfields Road, Hythe, Kent Ct21 4DJ Erection of a replacement single storey side extension, a single storey rear extension and front porch. <i>Applicant: Mr Vincent Szarzynski</i>	Support
Y08/0663/SH	4 Cannongate Avenue, Hythe, Kent CT21 5PS Erection of a rear extension to first floor level <i>Applicant: Mr T Knowles</i>	Support

Y08/0664/SH	Tynwald Lodge Cottage, Church Road, Hythe, Kent Erection of a two storey side extension, together with erection of covered parking facility following demolition of existing outbuilding. <i>Applicant: Mr & Mrs Davies</i>	Support
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** Councillor R Belcourt left the room for the discussion and decision on this planning application.

COUNCILLOR M DEARDEN WAS IN THE CHAIR FOR THIS APPLICATION.

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

81/08 CYCLING IN HYTHE – MIN 39/08 REFERS

The Members considered the e mail previously circulated by the Town Clerk, detailing the official sustrans cycling route through Hythe.

It was

PROPOSED BY: Councillor M Dearden
SECONDED BY: Councillor D Owen and

RECOMMENDED – That a representative from Kent County Council and a representative of the Cycle Forum be invited to attend a Committee meeting to give a presentation about what was currently happening, and the future plans in regards to cycling routes.

82/08 ADJOURNMENT FOR PUBLIC INCLUSION – STANDING ORDER NO. 70

It was

PROPOSED BY: Councillor A Mayne
SECONDED BY: Councillor Reg 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 A Ewart-James
SECONDED BY: Councillor D Owen and

RESOLVED – That the Meeting be re-convened.

83/08 CLEANLINESS OF THE AREA ENCOMPASSING THE LIGHT RAILWAY, DYMCHURCH ROAD (SOUTH SIDE), FORT ROAD, FRAMPTON ROAD AND BOUNDARY ROAD

Members considered and noted the previously circulated letter received from Mr A & Mrs J Drury.

84/08 LETTER FROM MR PETTINGER

Members considered and noted the letter received from Mr Pettinger regarding paths and verges.

85/08 LORRIES USING UNSUITABLE ROUTES

Members considered the previously circulated email from Mr G Spatchett of Kent Highway Services.

It was

PROPOSED BY: Councillor M Dearden
SECONDED BY: Councillor D Owen and

RECOMMENDED – That both Blackhouse Hill and Horn Street be highlighted to Mr G Spatchett as streets which required improved signage.

86/08 CONSULTATION DRAFT – KENT DOWNS AONB PLAN

Members considered the previously circulated letter from the Kent Downs AONB Unit received on the 16th June 2008. It was noted that the questionnaire had to be returned by the 11th August 2008.

87/08 DEFECTS – DRAINS

It was

PROPOSED BY: Councillor M Dearden
SECONDED BY: Councillor D Owen and

RESOLVED – That a letter be sent to Councillor Alan North of Shepway District Council requesting that the following measures be enacted:

1. A schedule of drain clearance to be provided.
2. That the following drain & gully locations be cleared:
 - The junction of Prospect Road joining with Stade Street
 - The junction of Stade Street joining with Park Road
 - The junction of Cliff Road joining Sene Park
 - The junction of Cliff Road joining with Seabrook Road
 - The gully outside the Salvation Army Church
 - The car park near the Green in Hythe
 - The High Street (all drains require clearance)

The meeting closed at 10.48 am

Dated this Day of 2008

.....CHAIRMAN

*** Mr McVicar spoke regarding planning application Y08/0631/SH**

Mr McVicar objected to this planning application, he considered that the amendment made to the application did not represent any improvement. His main concern was the loss of light to surrounding properties; he considered that the development would be oppressive. Mr McVicar believed that lack of provision for parking was also of concern. Mr McVicar asked the Committee Members to recommend refusal.

Mr Mills spoke regarding planning application Y08/0434/SH

Mr Mills objected to this planning application, he informed members that he had outlined the many reason in his letter to the planning committee. His main concern was the lack of space at the back of the property was a serious issue, particularly in terms of Health & Safety. He reported that wheelie bins are already kept at the back of this property in a small space, and that more bins might result in an inescapable fire exit. Mr Mills felt that a Fire Safety officer should be consulted on this matter. Mr Mills questioned the matter of whether the applicant did in fact have three car parking spaces.

Mr Dray spoke regarding planning application Y08/0434/SH

Mr Dray objected to this planning application, he agreed with Mr Mills comments. He considered that main issues were the lack of parking and the position of refuse. Mr Dray also took the opportunity to point out that he considered the plan showing the aerial view of the location was not an up to date version, and highlighted the wrong location.

****** Mr B Drury & Mr Pettinger addressed the Committee regarding Min No.xx/08 & xx/08.**

Mr Drury told the Members that he has reported on repeated occasions to Shepway District Council, certain locations in Hythe requiring street cleansing. He informed Members that he is given a job report reference number by SDC, but that it appears that often the job is closed before the cleansing has been undertaken. Mr Drury told Members that this resulted in him reporting the same location on many occasions as the job is often not completed. Mr Drury suggested that the Council write to SDC requesting an improvement in the cleanliness of Hythe.

Mr Pettinger told Members of his concerns regarding the overgrown verges in Hythe, he felt that the verges were obstructing pathways and were badly in need of cutting back. He considered this matter particularly important as the Hythe Festival was imminent.