

MINUTES

OF THE MEETING OF

PLANS AND WORKS COMMITTEE

HELD ON THE 28TH AUGUST 2007

Present: Councillor R Belcourt (in the Chair)
Councillors Mrs K Belcourt, M Lyons, A Mayne and J Oliver

Apologies: Councillors M Dearden, A Ewart-James and S Hayward

Also Present: Mrs J Lawford – Plans & Works Clerk

150/07 MINUTES OF THE MEETING OF 7th AUGUST 2007

It was

PROPOSED BY: Councillor M Lyons
SECONDED BY: Councillor A Mayne and

RESOLVED – That the Minutes of the Plans and Works Meeting held on the 7th August 2007, having been previously circulated, be signed as a correct record.

151/07 REGISTERING DECLARATIONS OF INTEREST

Councillor Mrs K Belcourt declared a personal interest in Y07/0986/SH and Y06/1287/SH - District Secretary for Housing.

152/07 ADJOURNMENT OF MEETING FOR PUBLIC INCLUSION IN ACCORDANCE WITH STANDING ORDER NO. 70

It was

PROPOSED BY: Councillor Mrs K Belcourt
SECONDED BY: Councillor J Oliver and

RESOLVED – That the Meeting stand adjourned.

Mr Holborow, Mr Bartwright & Mr Taylor spoke regarding planning applications - Y07/0931/SH. Mr Taylor & Mr Wick spoke regarding planning application Y07/0847/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 Belcourt
SECONDED BY: Councillor A Mayne and

RESOLVED – That the Meeting be re-convened.

153/07 APPLICATIONS, PLANS & TPOs

It was

PROPOSED BY: Councillor Mrs K Belcourt**SECONDED BY:** Councillor J Oliver and**RESOLVED** – That the following observations be made:-**i) Planning Applications**

<u>APPLICATION</u>	<u>DETAILS</u>	<u>COMMENTS</u>
Y06/0811/SH	Rear of 58A High Street, Hythe, Kent CT21 5AT Erection of a self-contained dwelling house together with sanitary amenities for 58A High Street, following demolition of existing outbuildings (re-submission of Y06/0051/SH) <i>Applicant: Mr T Mealham</i>	Support
Y07/0900/SH	Tynwald, Hillside Street, Hythe, Kent Display of two non-illuminated wall mounted signs. <i>Applicant: Tynwald Residential Home</i>	Support
Y07/0498/SH	Land to rear of The Firs, West Hythe Road, West Hythe, Kent Change of use of land from agricultural to the keeping of horses together with the erection of a building to provide stabling for four horses and storage hay/tack. <i>Applicant: Mr R Tasker</i>	Support
Y07/0847/SH	Land adjoining 22 North Road, Hythe, Kent Erection of a two storey detached dwelling with detached garage together with creation of a new vehicular access. <i>Applicant: Folkestone & Dover Water Services Ltd</i>	Support
Y07/0931/SH	100, 100A & 102 High Street, Hythe, Kent CT21 5LE Change of use of ground floor from retail (Class A1) to amusement centre, erection of pitched roof over existing flat roof and other external alterations to No. 100 and erection of two storey rear extension with balcony area along with self containment of existing flat at first floor level at No. 100A. <i>Applicant: Mr J Godden</i>	Recommend refusal on the grounds that it was against Planning Policy to locate an Amusements Centre in a primary shopping and residential area.
Y07/0955/SH	32 Castle Road, Hythe, Kent CT21 5HN Variation of condition 3 of planning permission Y06/0245/SH to alter design of balcony screen. <i>Applicant: Gary Morgan</i>	Support
Y07/0956/SH	Flats 2,3 & 4 Kings court, Twiss Road, Hythe, Kent Installation of replacement UPVC windows together with the erection of timber decked area to side elevation with installation of patio doors and other external and internal alterations. <i>Applicant: Champion & Bushell Ltd</i>	Support
Y07/0949/SH	8 Hillside Street, Hythe, Kent CT21 5EJ Felling of 2 Spruce trees and 3 Cherry trees following replacements situated within a Conservation Area. <i>Applicant: Mrs A Fenton</i>	Recommend refusal on the grounds that the trees were healthy and did not require felling. It was suggested that remedial works be undertaken instead.
Y07/0986/SH	Radcliffe Court, Sir John Moore Avenue, Hythe, Kent Change of use and conversion from 1 flat and 19 bed sits with shared accommodation to self-contained flats, erection of two-storey extension to rear, and provision of 8 new parking spaces. <i>Applicant: Tim Warren</i>	Support

Y07/1003/SH	Land adjoining Bella Vista, Hillside Street, Hythe Outline application for residential development, with new vehicular access. <i>Applicant: Mr A P Adams</i>	Support
Y07/1014/SH	27 Naildown Road, Hythe, Kent CT21 5TD Erection of detached two storey dwelling with first floor in roof space. <i>Applicant: Mr A T Cristofoli</i>	Support
Y07/1024/SH	16 The Haven, Hythe, Kent CT21 4PJ Erection of a single storey rear extension. <i>Applicant: Mrs Bruggemeyer</i>	Support
Y07/1033/SH	3 Lower Corniche, Hythe, Kent CT21 5TP Removal of condition 4 of planning permission Y00/1178/SH to allow garage to be used as living accommodation together with retention of hard standing (re-submission of application Y06/1281/SH). <i>Applicant: Mrs J Cripps</i>	Support
Y07/1041/SH	Flat 2, Sandown, Marine Parade, Hythe, Kent Erection of a mansard roof over existing flat roof to provide additional living accommodation. (Revision to planning permission ref. Y06/0822/SH). <i>Applicant: Francis Ling</i>	Support
Y07/0146/SH	3 Brockhill Road, Hythe, Kent CT21 4AB Erection of two storey rear extension. <i>Applicant: Mr & Mrs C Fox</i>	Support
Y07/1061/SH	11 Fairlight Road, Hythe, Kent CT21 4AD Erection of a two storey rear extension (amended scheme to that approved under planning permission Y07/0165/SH). <i>Applicant: Mr & Mrs J Carey</i>	Support
Y07/1075/SH	8 The Haven, Hythe, Kent CT21 4PJ Erection of a first floor side extension <i>Applicant: Mr M Burke</i>	Support
SH/06/1287/RA	Whitegates, Whitegates Close, Hythe, Kent CT21 6BB Minor amendments to roof design. <i>Applicant: Kent County Council Adult Services & Housing 21</i>	Support
Y07/1084/SH	10 Park Road, Hythe, Kent, CT21 6DJ Erection of a single storey rear extension to replace existing conservatory. <i>Applicant: Mr & Mrs Stacey</i>	Support

It was then

PROPOSED BY: Councillor Mrs K Belcourt

SECONDED BY: Councillor M Lyons and

RESOLVED – That all letters of objection received in regard to planning application Y07/0931/SH be sent to Shepway District Council.

154/07 COUNTRYSIDE ACCESS IMPROVEMENT PLAN

Councillor J Oliver reported back to the Committee, on the Countryside Access Improvement Plan. He informed members that he intended to produce a synopsis on the report and circulate it to the Committee.

It was

PROPOSED BY: Councillor Mrs K T Belcourt

SECONDED BY: Councillor R Belcourt and

AGREED – That a “Vote of Thanks” be given to Councillor J Oliver for his efforts on this matter.

155/07 EATON LANDS

The Committee discussed putting forward financial provisions in the Revenue Budget 2008/9 for the general upkeep, maintenance and improvements to Eaton Lands in accordance with Standing Order No. 56 (b). It was noted from the Agenda that decisions relating to this matter would be for the Charity Trustees.

It was

PROPOSED BY: Councillor Mrs K T Belcourt
SECONDED BY Councillor J Oliver and

RECOMMENDED – That:

1. A letter be written to the Scout Leader suggesting a community project for the scouts to undertake, as assistance was required with remedial and maintenance works to Eaton Lands’ railings, steps and footboards.
2. A letter be written to Kent County Council to arrange a site visit with a view to its contributing to the upkeep of pathways.

It was then

PROPOSED BY: Councillor J Oliver
SECONDED BY Councillor M Lyons and

RECOMMENDED – That Councillor J Oliver speak to the press highlighting Eaton Lands.

156/07 APPLICATIONS Y07/0779/SH & Y07/0781/SH HILLSIDE COURT, HILLSIDE STREET, HYTHE

The previously circulated email from Lisette Patching of Shepway District Council was considered.

It was

PROPOSED BY: Councillor Mrs K Belcourt
SECONDED BY: Councillor J Oliver and

RESOLVED – That Hythe Town Council stand by its previous decision in supporting planning applications Y07/0779/SH & Y07/0781/SH.

157/07 DEFECTS – POTHOLES

It was

PROPOSED BY: Councillor M Lyons
SECONDED BY: Councillor Mrs K Belcourt and

RESOLVED – That the following locations be reported, as they required particular attention:

1. Dental Street
2. Bartholomew Street

The meeting closed at 10.54 am

Dated this Day of 2007

.....CHAIRMAN

* Mr Holborow spoke regarding planning application Y07/0931/SH. He felt that the planning application was “out of place”, and “deeply inappropriate”. He believed this application was against Planning Policy No. 6 Annex D and Local Policy S5 and should be refused.

“This annex sets out the Government’s policy on the location of amusement centre. Noise and general disturbance, which depend partly upon the kind of amusement proposed and the expected clientele, greatly affect amenity. It may be appropriate to attach conditions limiting opening hours. Noise can sometimes be attenuated by the imposition of suitable planning conditions (dealing, for example, with insulation, self closing doors, the enclosure of the front of the premises, or the prohibition of external loud speakers). Account will always need to be taken of the amount of noise already generated in this area. It is not normally be reasonable to expect an amusement centre were to become a focal point for gatherings of young people.

Amusement centres are most appropriately sited in secondary shopping areas, or in areas of mixed commercial development. They are unlikely to be acceptable in primary shopping areas, close to housing, or near schools, churches, hospitals and hotels. An amusement centre which is likely to affect visual amenity or cause noise or disturbance will normally be out of place, especially in conservation areas or of the places of special architectural or historic character. Different considerations may arise in resort towns, where the seafront or pier may be preferred locations. The development plan should give guidance in such cases.

Where a few amusements machines are installed in premises used for other purposes, for example cafes and hotels, planning permission may not be required if the use is ancillary to primary use of the building. In case of doubt, the local planning authority should be consulted.

Besides planning permission, premises with amusements-with-prizes machines require a permit from local authority under the Gaming Act 1968 before they can operate. In considering the use of premises for this purpose, a local authority may take account of the social considerations in its area. A local authority’s discretion to refuse a permit is unfettered by the grant of planning permission. Local authorities should bear in mind that planning and licensing are two separate control regimes, intended to address separate issues.”

Mr Bartwright spoke regarding planning application Y07/0931/SH. He told the Committee that he has placed his opposition to this application with Shepway District Council. Mr Bartright agreed wholly with Mr Holborow’s points.

Mr Taylor spoke regarding planning application Y07/0931/SH & Y07/0847/SH. He told the Committee he believed that an amusements arcade would be out of place in a High Street, such as Hythe. Mr Taylor then went on to voice his objections regarding the proposed development of the land adjoining North Road. He felt that this land ought to be part of Eaton Lands, as it was a haven for wildlife. He failed to see why the water board needed to build such a house. Mr Taylor believed that the underground springs would present a problem with the development.

Mr Wick spoke regarding planning application Y07/0847/SH. He objected to this development as he thought it would not enhance the area.