

MINUTESOF THE MEETING OFPLANS AND WORKS COMMITTEEHELD ON THE 28TH OCTOBER 2008

- Present:** Councillor R Belcourt (In the Chair)
Councillors Mrs K Belcourt, M Dearden, A Ewart-James, S Hayward, M Lyons and D Owen.
- Apologies:** Councillors A Mayne, Mrs L Oliver and J Oliver.
- Also Present:** Terry Ellames – SDC Major Applications & Projects Manager, Richard Goodall & Matthew Turpin - GSE Consulting and the Plans & Works Clerk – Mrs J Lawford

229/08 MINUTES OF THE MEETINGS OF 7TH OCTOBER 2008

It was

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

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

230/08 REGISTERING DECLARATIONS OF INTEREST

There were none.

231/08 PLANNING APPLICATION Y08/1036/SH – HOTEL IMPERIAL, PRINCES PARADE, HYTHE, KENT CT21 6AE

The Chairman invited Matthew Turpin and Richard Goodall representatives of the GSE Group to give an informal presentation regarding the above planning application. They spoke of the recent extensive consultation with members of the public and key stakeholders. It was reported that as a result of the consultation, amendments had already been made to specific elements.

Terry Ellames of Shepway District Council welcomed the pre-application consultation, and spoke regarding the issues which required consideration before a decision could be made.

232/08 ADJOURNMENT OF MEETING FOR PUBLIC INCLUSION IN ACCORDANCE WITH STANDING ORDER NO. 70

It was

PROPOSED BY: Councillor Mrs K Belcourt
SECONDED BY Councillor D Owen and

RESOLVED – That the Meeting stand adjourned and Standing Orders be suspended in accordance with Standing Order 79 (i).

Mrs D Maskell, Schofield, Mr Trice, Mr Shoard, Caroline Chambers, Mr B Drury spoke regarding planning application - Y08/1036/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 D Owen and

RESOLVED – That the Meeting be re-convened and Standing Orders be reinvoked.

233/08 APPLICATIONS, PLANS & TPOs

Members put questions to the GSE representatives and Terry Ellames regarding the proposed Hotel Imperial development.

It was

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

RESOLVED – That the following observations be made:-

i) **Planning Application**

APPLICATION	DETAILS	COMMENTS
Y08/1001/SH**	6 Seabrook Gardens, Hythe, Kent CT21 5RD Removal of condition two of planning permission SH/84/1084 to allow use of garage as living accommodation. <i>Applicant: Mr S Jones</i>	<i>Support</i>
Y08/0984/SH	26 Battery Point, Hythe, Kent CT21 5RR Erection of a rear conservatory, together with formation of hard surface area within front cartilage. <i>Applicant: Mr T Richley</i>	<i>Support</i>
Y08/1028/SH	2 Elm Gardens, Hythe, Kent CT21 5PY Removal of condition 7 of planning permission Y07/0236/SH to allow use of balcony without the erection of privacy screen. <i>Applicant: Mr & Mrs J Boyd</i>	<i>Support</i>
Y08/1036/SH	Hythe Imperial Alterations and improvements to hotel, erection of new clubhouse, residential development of 96 units along with new access, parking, open space and landscaping. <i>Applicant: Mr N Dowling GSE Group</i>	<i>That the decision on this matter be deferred to the Extra-Ordinary Council meeting to be held on the 13th November 2008.</i>

** Councillors D Owen & S Hayward abstained from voting on this planning application.

234/08 MINUTES OF THE HYTHE HIGH STREET WORKING GROUP MEETING

It was

PROPOSED BY: Councillor R Belcourt
SECONDED BY: Councillor S Hayward and

RECOMMENDED - that Members endorsed the Minutes of the Hythe High Street Working Group Meeting held on the 26th August 2008.

235/08 DEFECTS – DOG FOULING

It was

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

RESOLVED – That a letter be written to the Environmental Community Officer's at Shepway District Council requesting that there be more enforcement in regards to the removal of dog faeces.

The meeting closed at 11.02 am

Dated this Day of 2008

.....CHAIRMAN

* The following members of the public spoke regarding planning application Y08/1036/SH (Hotel Imperial, Princes Parade, Hythe, Kent)

Mrs D Maskell considered it to be essential that the findings of the Environment Agency & English Heritage be received before any decision be concluded.

Mr Schofield of Cobay Close reported that he will directly affected by the proposal. He considered the proposals to show little empathy for the way people in Hythe have been enjoying their lives. He believed the proposals to be monstrous and considered the development to be out of scale with the surrounding area, which would “cast a shadow over Hythe in more ways than one”. The impact on the Golf course was also of concern, it was considered that if proposals were to be implemented it could detract visitors.

Mr Trice told the Committee that he represented 300 members of the Golf Club. He reported of his concerns that this development would be “the beginning of the end of the Golf Club”. He was unhappy that the proposal would result in a shortening of two of the fairways. He reported that the development might result in the loss of members to the club, and a loss in business, which might open the way to further development on the Golf course. Mr Trice asked that the planning application be “turned down” and that it be requested that no buildings be located on the golf course.

Mr Shoard, a resident of Fishers Close Residents Association held concerns regarding the flooding risks; he noted that high tide already adversely affected the golf course.

Mrs C Chambers asked representatives from the developers about the employment figures anticipated and also about the options they might pursue if the planning application were to fail.

Mr B Drury reported that The Grand in Folkestone was thriving without such development. Mr Drury enquired as to what Hythe would get from this development.