

MINUTES

OF THE MEETING OF

PLANS AND WORKS COMMITTEE

HELD ON THE 6<sup>TH</sup> JANUARY 2009

**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 Mrs L Oliver and J Oliver.

**Also Present:** Plans & Works Clerk – Mrs J Lawford

**312/08 MINUTES OF THE MEETINGS OF 16<sup>TH</sup> DECEMBER 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 16<sup>th</sup> December 2008, having been circulated, be signed as a correct record of the meeting.

**313/08 REGISTERING DECLARATIONS OF INTEREST**

Councillor S Hayward declared a personal interest in planning application Y08/1156/SH as the occupiers of the property were fellow members of the Hythe Bowls Club.

Councillor M Dearden declared a personal interest in planning application Y08/1156/SH as the occupier of the flat had been a client previously and a prejudicial interest in planning application Y08/0909/SH as the applicant was a past client.

**314/08 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.

\* Mr Hodgon spoke to the Committee regarding planning application Y08/1167/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 S Hayward and

**RESOLVED** – That the Meeting be re-convened.

**315/08 APPLICATIONS, PLANS & TPOs**

It was

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

**RESOLVED** – That the following observations be made:-

i) **Planning Application**

<b><u>APPLICATION</u></b>	<b><u>DETAILS</u></b>	<b><u>COMMENTS</u></b>
<b>Y08/1167/SH **</b>	Squirrels, Cannongate Road, Hythe, Kent Erection of a four storey block of ten flats following demolition of existing dwelling. <i>Applicant: Mr M Woodhead</i>	<i>Recommend Refusal on the grounds that this development was out of character with the area, being detrimental to the street scene and it presented the Committee with serious concerns regarding loss of privacy to surrounding property owners. It was considered that the existing property on the grounds appeared to be a perfectly “sound house”. Members strongly objected to this planning application and agreed that this application should be “called in” at Development Control level so that they could make their views known.</i>
<b>Y08/0909/SH***</b>	Sutherland House, 126 Stade Street, Hythe, Kent Erection of a replacement garage. <i>Applicant: Mr P Lyndo</i>	<i>Recommend refusal on the grounds of Highway Issues and the over intensive development of the plot.</i>
<b>Y08/1153/SH</b>	26 Hillcrest Road, Hythe, Kent CT21 5EU Erection of a single storey side extension, together with formation of a first floor balcony over replacement porch. <i>Applicant: Mr &amp; Mrs M Dewy</i>	<i>Support</i>
<b>Y08/1155/SH**</b>	Land Opposite 1 Spanton Crescent, Hythe, Kent Outline application for the erection of a 2 two storey deatched dwellings with detached garages. <i>Applicant: Emma Thackray and Rachel Limmer</i>	<i>Support</i>

<b>Y08/1156/SH</b>	Colleton Park, 101 North Road, Hythe, Kent Felling of a Chamaecyparis tree and removal of horizontal limb of a second tree, both subject of Tree Preservation Order No. 7 of 1992. Applicant: Kingston Village Homes	<i>Recommend refusal to the felling of the Chamaecyparis tree as it was believed that this was a healthy specimen. It was agreed that the proposal to remove the horizontal limb of a second tree be supported.</i>
<b>Y08/1168/SH</b>	Sunways, Cliff Road, Hythe, Kent Erection of a two storey extension and store to the rear elevation together with first floor cladding and other external alterations. Applicant: Mr & Mr N Pilkington	<i>Support</i>
<b>Y08/1196/SH</b>	25 Hillside Street, Hythe, Kent Ct21 5EJ Erection of a first floor side extension over existing garage, together with the formation of a first floor balcony to the rear elevation. <i>Applicant: Mr S Leach</i>	<i>Support</i>
<b>Y08/1236/SH</b>	Oakleigh House, Upper Malthouse Hill, Hythe, Kent Erection of a conservatory to the side elevation. <i>Applicant: Mr J Bowen</i>	<i>Support</i>

**\*\* Councillor M Lyons recorded his abstention in regards to this application, so as to not fetter his discretion.**

**\*\*\* Councillor M Dearden left the room for the discussion and vote on this application.**

### **316/08 HYTHE HIGH STREET WORKING GROUP**

Councillor M Dearden reported to the Committee on the progress made to date with the Hythe High Street Working Group.

It was

**PROPOSED BY:** Councillor M Dearden  
**SECONDED BY:** Councillor R Belcourt and

**RECOMMENDED – That:**

1. The matter of whether the re-opening (de-pedestrianisation) of the High Street should be considered.
2. The Town Clerk be requested to prepare a report for the purposes of the Council and that prior to preparing the report the Working Group meet with the Town Clerk to establish the considerations of that report. It was noted that this meeting was required urgently as the next District Joint Transportation Board meeting was due March 2009.

**317/08 DEFECTS – PLAYGROUNDS**

There were none reported.

The meeting closed at 10.21 am

Dated this                      Day of                      2009

.....CHAIRMAN

\* Mr Hodgson spoke regarding planning application Y08/1167/SH (Squirrels, Cannongate Road, Hythe, Kent). Mr Hodgson requested that the Committee recommend refusal on this application, for the reasons which he had given in the statement below. Mr Hodgson also presented to the Committee a photo and plan which demonstrated some of the points made.

“I have set out in some detail my comments on the objections to the proposed development in my letter to Shepway District Council dated 3<sup>rd</sup> January 2009.

These objections may be summarized as relating to the nature of the development and design of the building, the increase in size and orientation of the building compared to the present extant permission, loss of privacy of adjoining properties and the potential increase in traffic affecting an already dangerous junction.

Dealing with these objections individually the proposed development is completely out of keeping with the area generally and the immediately adjoining properties in particular. The design of the building is anything but “Art Deco” as has been clarified.

The increase in size of the proposed building compared with the extant permission coupled with its orientation means that it will completely over shadow its neighbours.

The size of the development will result in complete loss of privacy particularly that of The Wirral where the bungalow and garden will be completely overlooked. The proposed roof area will become a grandstand viewing area.

The proposed development will also lead to a significant increase in traffic and parking on Cannongate Road close to a sharp bend in the road. The main problem will arise however at Cannongate Avenue which in practice is used by the residents of this part of Cannongate Road. All of this traffic will use the complex junction at the western end of Cannongate Avenue with Station Road.

For the above reason I would ask that Hythe Town Council recommend that this application be refused. I would also ask that in view of its nature this application be considered by the full Planning Committee of Shepway District and not merely dealt with under delegated powers.”