

MINUTES  
OF THE MEETING OF  
**PLANS AND WORKS COMMITTEE**  
**HELD ON THE 11<sup>TH</sup> MAY 2010**

**Present:** Councillor R Belcourt (In the Chair).  
Councillors Mrs K Belcourt, M Dearden, A Ewart-James, Mrs R Griffiths, S Hayward & M Lyons.

**Also Present:** Jenifer Lawford - Plans & Work Clerk

**434/09 APOLOGIES FOR ABSENCE**

Councillor Mrs Z Harris (was on an extended holiday).  
Councillor D Owen (was attending a hospital appointment).  
It was

**PROPOSED BY:** Councillor R Belcourt  
**SECONDED BY:** Councillor A Ewart-James and

**AGREED** – That the apologies be accepted.

**435/09 MINUTES OF THE MEETING OF THE 20<sup>TH</sup> APRIL 2010**

It was noted that an amendment was required to Minute No 408/09, as Councillor A Ewart-James did not declare a personal interest.

It was

**PROPOSED BY:** Councillor A Ewart-James  
**SECONDED BY:** Councillor Mrs K Belcourt and

**RESOLVED** – That the minutes be approved subject to the minute reading as follows:  
“Councillor D Owen, Mrs R Griffiths, R Belcourt, & Mrs K Belcourt declared a personal interests in planning application Y10/0292/SH as the applicant was known to them, and as Councillor M Dearden (who was objecting) was the Members’ solicitor.”

**436/09 REGISTERING DECLARATIONS OF INTEREST**

Councillor M Dearden declared a both a prejudicial & personal interest in Minute No. 442/09 as Age Concern was a client and he was a Member of Hythe Twinning Association.  
Councillors Mrs K T Belcourt & R Belcourt declared as personal interest Min No. 445/09 as their son had a business in the High Street.  
Councillor A Ewart-James declared a personal interest in planning application Y10/0229/SH as he was a near neighbour and had spoken to the applicant and objectors.

**437/09 ADJOURNMENT OF MEETING FOR PUBLIC INCLUSION IN ACCORDANCE WITH STANDING ORDER 1 G**

It was

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

**RESOLVED** – That the Meeting stand adjourned.

\* Dr A Wilson & Mr Penson both spoke regarding planning application Y09/0229/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 Ewart-James and

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

**438/09 APPLICATIONS, PLANS & TPOs**

It was

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

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

i) **Planning Application**

<u>APPLICATION</u>	<u>DETAILS</u>	<u>COMMENTS</u>
<b>Y10/0229/SH</b>	Ancona, Cliff Road, Hythe, Kent Erection of a replacement three storey dwelling following demolition of existing dwelling, together with erection of a single storey dwelling. <i>Applicant: Mr K Penson</i>	<b>Support</b>
<b>Y10/0028/SH</b>	102 & 104 Seabrook Road, Hythe, Kent CT21 5QN Outline application for the erection of three storey block with upper floor set within roofspace incorporating 8 flats, open parking to rear, access and access drive, following demolition of existing dwellings. <i>Applicant: Mr Masterson &amp; Mr Quilter</i>	<b>Recommend refusal on the previous grounds that this application was totally overbearing and out of keeping with neighbouring properties. It also created poor living conditions.</b>
<b>Y10/0157/SH</b>	29 Palmarsh Avenue, Hythe, Kent CT21 6NT Erection of various height extensions to the side and rear elevations – variation of condition 2 of planning permission Y09/0558/SH to allow increase in the footprint of the rear dining room. <i>Applicant: Mrs K Welch</i>	<b>Support</b>
<b>Y10/0258/SH</b>	Heronsgate, Burmarsh Road & 10 & 13 The Haven, Hythe, Kent CT21 4NH 20 – 25% Crown Reduction of an ash tree and reduction in height to 4m of a hedgerow, all subject of tree preservation order No. 1 of 1997. <i>Applicant: Mr G Lester</i>	<b>Support subject to Arboricultural Officer's approval.</b>
<b>Y10/0320/SH</b>	Town Hall, High Street, Hythe, Kent Retention of an illuminated lighting banner for a temporary period of five years. <i>Applicant: Hythe Town Council</i>	<b>Noted</b>

<b>Y10/0321/SH</b>	Town Hall, High Street, Hythe, Kent Listed Building Consent for the retention of an illuminated lighting banner for a temporary period of five years. <i>Applicant: Hythe Town Council</i>	<b>Noted</b>
<b>Y10/0341/SH</b>	31 Dymchurch Road, Hythe, Kent CT21 6JE Erection of a two storey detached dwelling (alternative scheme to that approved under Y08/0256/SH). <i>Applicant: Mr M Hogben</i>	<b>Support subject to the use of opaque glass.</b>
<b>Y10/0347/SH</b>	Kent Cottage, 19 Chapel Street & 19a Chapel Street, Hythe, Kent Extension to time limit of planning permission Y04/0854/SH for the erection of a pair of two storey semi-detached dwellings incorporating rooms in the roof space. <i>Applicant: Chapel Properties</i>	<b>Support</b>
<b>Y10/0348/SH</b>	Kent Cottage, 19 Chapel Street & 19a Chapel Street, Hythe, Kent Extension to time limit of Conservation Area consent Y04/0853/SH for the demolition of existing buildings. <i>Applicant: Chapel Properties</i>	<b>Support</b>
<b>Y10/0359/SH</b>	88 High Street, Hythe, Kent CT21 5AJ Installation of two dish antennas onto two 1.5m metre high poles. <i>Applicant: Country Commercial Properties Ltd</i>	<b>Support</b>

**439/09 ADJOURNMENT OF MEETING FOR PUBLIC INCLUSION IN ACCORDANCE WITH STANDING ORDER 1 G**

It was

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

**RESOLVED** – That the Meeting stand adjourned.

\*\* Mr W Fitter, Shepway District Council’s Licensing & Enforcement Officer spoke to the committee regarding Minute No 440/09. Please see attachment for 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 Ewart-James and

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

**440/09 HYPHE TAXI RANK PROPOSAL**

It was

**PROPOSED BY:** Councillor R Belcourt  
**SECONDED BY:** Councillor Mrs R Griffiths and

**RECOMMENDED** – That the preferred option for the proposed additional Taxi Rank was Bank Street, and that Mr W Fitter of Shepway District Council be requested to investigate this location and attend the next Plans & Works Committee meeting.

**441/09 SIGNAGE AT ALDI**

The previously circulated letter received from Shepway District Council's Planning Investigation Officer was noted.

**Councillor M Dearden left the room at this juncture.**

**442/09 BOOT FAIR – JUNE 27<sup>TH</sup> 2010**

The previously circulated e mail was considered. A replacement organisation to hold a Boot Fair on the 27<sup>th</sup> June 2010 was discussed.

It was

**PROPOSED BY:** Councillor A Ewart-James

**SECONDED BY:** Councillor S Hayward and

**RESOLVED** – That the Boot Fair date be first offered to FHODS, and if they were unable to make use of the date then to the Royal Naval Association.

**Councillor M Dearden returned to the Committee room.**

**443/09 GRAFFITI**

The previously circulated e mail regarding the latest outbreak of graffiti throughout the Town was considered.

It was

**PROPOSED BY:** Councillor M Dearden

**SECONDED BY:** Councillor A Ewart-James and

**RECOMMENDED** – That a letter be written to Steve Holley of Shepway District Council requesting that the District Council:

1. Further investigate its ability to ensure that graffiti is removed from property for which it is a landlord.
2. Further investigate the introduction of a bye-law allowing it to compel leaseholders to allow remedial works to its property.
3. Report back to the Plans & Works Committee at the next meeting on the 1<sup>st</sup> June 2010.

**444/09 ALLOTMENTS – TOWN CLERK'S REPORT 02/10 REFERS**

Councillor R Belcourt spoke regarding some complaints which had been received by him in regards to the termination of tenancy agreements. Councillor R Belcourt had requested that Councillor A Ewart-James consider the complaints and investigate the matter. Councillor A Ewart-James gave a brief report on the complaints.

It was

**PROPOSED BY:** Councillor A Ewart-James

**SECONDED BY:** Councillor R Belcourt and

**RECOMMENDED** – That the Town Clerks Report No. 02/10 be noted.

It was further

**PROPOSED BY:** Councillor A Ewart-James

**SECONDED BY:** Councillor R Griffiths and

**RECOMMENDED** – That Allotment Tenancy agreement be modified to clear up any ambiguities in the Appeals process.

It was further

**PROPOSED BY:** Councillor A Ewart-James  
**SECONDED BY:** Councillor R Belcourt and

**RECOMMENDED** – The decision to terminate the Allotment Tenancy Agreement should be made by the Town Clerk with the Chairman & Vice-Chairman of Plans & Works Committee.

**445/09 HIGH STREET**

The matter of the reversal of traffic in the High Street was considered.  
It was

**PROPOSED BY:**  
**SECONDED BY:**

**RECOMMENDED** – Kent Highways Authority be requested to reverse the flow of traffic in the High Street in accordance with the wishes of the traders & residents and voters.

**446/09 KENT HIGHWAY SERVICES – WINTER SERVICE CONSULTATION**

The previously circulated email and enclosure from Shepway District Council regarding the above was considered and noted.

**447/09 DEFECTS – POTHOLES**

It was

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

**RESOLVED** – That the following be reported to Kent Highways Agency as pothole locations requiring urgent repair:

1. Burmarsh Road
2. Albert Road
3. North Road (opposite No. 43)
4. Church Road (eastern end)
5. Sir John Moore Avenue (opposite Halliday Court)
6. Rampport Road (opposite No. 20)
7. Cliff Road (opposite No. 9)
8. Shepherds Walk
9. Sycamore Close
10. Portland Road
11. Horn Street (southbound opposite junction with Spring Lane)
12. Springfield Way (10 meters junction with Spring Lane)
13. Hampton Vale (numerous holes)
14. High Ridge (big hole opposite No. 61)
15. Naildown Close (opposite No. 2& 6)
16. Sene Park (several holes approximately 5 meters from Junction with Cliff Road)
17. Station Road (southbound just before junction with North Road).

The meeting finished at 11.02 am

Dated this                      Day of                      2010

.....CHAIRMAN

\* Dr I Wilson spoke in regards to planning application Y10/0229/SH (Ancona, Cliff Road, Hythe, Kent). Dr Wilson objected to the application as he considered the size & design to be unacceptable. He explained that the development was unacceptably large, being 2 ½ times the size of the present building. He went on to explain that the balconies were also of concern to him as he considered them to infringe upon his privacy. Dr Wilson also voiced his concerns regarding the stability of the land and surface drainage issues. Ultimately he consider the proposed development to be inappropriate at Cliff Road.

Mr K Penson was one of the applicants for planning application Y10/0229/SH. Mr Penson considered the proposed development to be a vast improvement to the current use of land, stating that it created high quality properties, as well as creating jobs during the construction period. Mr Penson spoke on the continuous consultation he has been in with residents; he understood this to be the reason why there were few objectors. Mr Penson invited Councillors to view the site where he had erected scaffolding towers so as to simulate that the overlooking was not significant. He assured the members that every detail has been “thoroughly researched and designed” with “nothing left to chance”. Mr Penson explained that he was available for any further consultation.

\*\* Wayne Fitter Shepway District Council’s Licensing & Enforcement Officer introduced Sandra Frances (SDC), and 2 taxi drivers, Mr Weller and Mr Cromer. Wayne spoke with regards to finding a suitable location for a further taxi rank in Hythe. It was explained that currently Chapel Street had a rank which fitted 3 cars (used to take 4). The drivers and Wayne proposed various locations which might be considered as a rank. The proposals included: Douglas Avenue, Bank Street & Chapel Street (if traffic flow were to be reversed).