

MINUTES

OF THE MEETING OF

PLANS AND WORKS COMMITTEE

HELD ON THE 18TH NOVEMBER 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 Mrs L Oliver and J Oliver.

Also Present: Plans & Works Clerk – Mrs J Lawford

269/08 MINUTES OF THE MEETINGS OF 28TH OCTOBER 2008

It was

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

RESOLVED – That the Minutes of the Plans and Works Meeting held on the 28th October, having been circulated, be signed as a correct record of the meeting.

270/08 REGISTERING DECLARATIONS OF INTEREST

Councillor Mrs K Belcourt declared a prejudicial interest in planning application Y08/0914/SH (she was known to the applicant), and personal interests in planning applications Y08/1043/SH, Y08/1064/SH, Y08/1066/SH and Y08/1078/SH as the applicants were known to her.

Councillor R Belcourt declared a personal interest in planning applications Y08/1043/SH, Y08/1064/SH, Y08/1066/SH and Y08/1078/SH as the applicants were known to him.

Councillors A Ewart-James, D Owen and S Hayward declared personal interests in planning application Y08/1043/SH, Y08/1064/SH, Y08/1066/SH & Y08/1078/SH as the applicants were known to them.

Councillor M Dearden declared prejudicial interests in planning application Y08/0949/SH – Practising Roman Catholic (and his children formerly attended the school), and Y08/0988/SH & Y08/1043/SH as the applicants were clients. He also declared personal interests in planning applications Y08/1064/SH, Y08/1066/SH & Y08/1078/SH as the applicants were known to him.

Councillor M Lyons declared personal interests in planning applications Y08/0949/SH – Practising Roman Catholic and Y08/1043/SH & Y08/1078/SH as the applicants were known to him.

271/08 ADJOURNMENT OF MEETING FOR PUBLIC INCLUSION IN ACCORDANCE WITH STANDING ORDER NO. 70

It was

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

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

* Mr T Lawrence, Mrs B Miller, Mr P Nash and Mr Beavers spoke to the Committee.

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.

272/08 APPLICATIONS, PLANS & TPOs

It was

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

RESOLVED – That the following observations be made:-

i) **Planning Application**

<u>APPLICATION</u>	<u>DETAILS</u>	<u>COMMENTS</u>
Y08/0914/SH**	41 Dymchurch Road, Hythe, Kent CT21 6JE Erection of detached garage with store above. <i>Applicant: Miss A Attwell</i>	Support
Y08/0949/SH***	Former Primary School adjoining Villa Maria, Seabrook Road, Hythe, Kent Outline application for the erection of a part four and part three storey block of twelve flats, together with associated parking, following demolition of existing school buildings. <i>Applicant: R..C. Diocese of Southwark</i>	Support
Y08/0985/SH	Land adjoining 31 Kingfisher Avenue, Hythe, Kent Erection of two, two storey semi-detached dwellings. <i>Applicant: Sandling Construction Ltd</i>	Support
Y08/0988/SH***	100 Stade Street, Hythe, Kent CT21 6DY Erection of a single storey rear extension. <i>Applicant: Mr N Johannsen</i>	Support

Y08/0998/SH	6 Tanners Hill Gardens, Hythe, Kent CT21 5HY Erection of a single storey outbuilding. Applicant: Mr D Cavanagh	Support
Y08/1017/SH	53 Harpswood Lane, Hythe, Kent CT21 4BH Erection of Balcony to the front elevation, together with variation of condition 3 of planning permission Y04/0685/SH to retain ground floor window on the east elevation. Applicant: Mr & Mrs P Nash	Support
Y08/1018/SH	Philbeach, Tanners Hill, Hythe, Kent Crown reduction of 30% to eight trees the subject of Tree Preservation Order No. 07 of 1993. Applicant: Philbeach Residential Home	Support
Y08/1039/SH	100 High Street, Hythe, Kent CT21 5LE Installation of new shop front. Applicant: Mr J Godden	Support
Y08/1043/SH***	Building adjoining 10 Sun Lane, Hythe, Kent Change of use and conversion of garage to self contained unit with accommodation on first floor with external alterations. <i>Applicant: Mr & Mrs T Lawrence</i>	Support
Y08/1078/SH***	Building adjoining 10 Sun Lane, Hythe, Kent Listed Building Consent for internal and external alterations in connection with change of use of garage to self contained unit with accommodation on first floor. <i>Applicant: Mr & Mrs T Lawrence</i>	Support
Y08/1064/SH	116A North Road, Hythe, Kent CT21 5DY Erection of a summerhouse and pergola, together with the formation of timber decking. <i>Applicant: Miss S Carey & Mr J Hall</i>	Support
Y08/1066/SH***	88 High Street, Hythe, Kent CT21 5AJ Change of use from retail (Class A1) to financial and professional services (Class A2). <i>Applicant: Mr D Hill</i>	The Plans & Works Committee approved the addition of Class 2 usage, but would not accept the loss of a prime retail business location.
Y08/1075/SH	115 High Street, Hythe, Kent CT21 5JH Conservation Area Consent for the demolition and re-building of boundary wall. <i>Applicant: Mr J Hepburn</i>	Support subject to a “like for like” replacement taking into account the significance and nature of the wall to the townscape.
Y08/1117/SH	115 High Street, Hythe, Kent CT21 5JH Building of replacement Wall. <i>Applicant: Mr J Hepburn</i>	Support subject to a “like for like” replacement taking into account the significance and nature of the wall to the townscape.

Y08/1102/SH	27 Harpswood Lane, Hythe, Kent CT21 4BH Alterations to roof to form gable end. <i>Applicant: Mr A Ling</i>	Support
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**** Councillor Mrs K Belcourt left the room for the discussion and vote at this juncture.**

***** Councillor M Dearden left the room for the discussions and votes at this juncture.**

273/08 DEFECTS – POT HOLES

There were none reported.

The meeting closed at 10.24 am

Dated this Day of 2008

.....CHAIRMAN

* The following members of the public spoke to the Committee:

Mr T Lawrence was the applicant of Planning Application Y08/1043/SH & Y08/1078/SH (Building adjoining 10 Sun Lane, Hythe, Kent). Mr Lawrence informed members that the external alterations proposed would not be visible to the public; he then handed out two photos to the Committee demonstrating the view which would be seen.

Mrs B Miller spoke regarding her objection to Planning Application Y08/1017/SH (53 Harpswood Lane, Hythe, Kent CT21 4BH). Mrs B Miller strongly objected to this retrospective planning application for the erection of a balcony, she considered this development to be 'out of place' with the surrounding area.

Mr P Nash the applicant of Planning Application Y08/1017/SH (53 Harpswood Lane, Hythe, Kent CT21 4BH) then addressed the Committee. Mr Nash explained that the upstairs bedroom was very dark and having considered installing gables windows it had been agreed with an immediate neighbour that this would not be agreeable, whereas the proposed development was more suitable. He stated that he had tried to engage with some of the neighbours to advise them of the proposed changes, and at this stage he had had no objections. Mr Nash considered that the proposed erection of a balcony would not have any affect on the privacy of his neighbours.

Mr Beavers spoke regarding his objection to Planning Application Y08/1017/SH (53 Harpswood Lane, Hythe, Kent CT21 4BH). Mr Beavers informed the Committee that he had not been informed of the proposed development and that this application was retrospective, having not been built to instructions given by Shepway District Council. His main objections were that the erection of a balcony would have an overbearing impact and that it was 'out of keeping' with the surrounding area. Mr Beavers noted that the applicant has already completed the area and that it is ready to receive the balcony.

Mr Nash responded to Mr Beavers and stated that the area has been tiled to prevent weather damage.