

MINUTES

OF THE MEETING OF

PLANS AND WORKS COMMITTEE

HELD ON THE 21ST APRIL 2009

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

Apologies: There were none.

Also Present: Terry Ellames – SDC’s Major Applications & Projects Manager, Richard Goodall of Turley Associates - representing GSE and the Plans & Works Clerk – Mrs J Lawford.

428/08 MINUTES OF THE MEETINGS OF 31ST MARCH 2009

It was

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

RESOLVED – That the Minutes of the Plans and Works Meeting held on the 31st March 2009, having been circulated, be signed as a correct record of the meeting.

429/08 REGISTERING DECLARATIONS OF INTEREST

Councillor D Owen declared a personal interest in planning applications Y09/0311/SH, and Y09/0341/SH – the applicants were friends.

Councillor M Dearden declared a personal interest in Y09/0341/SH – the applicants were friends.

Councillor R Belcourt declared personal interests in Y09/0311/SH and Y09/0341/SH – the applicants were friends.

Councillor M Lyons declared a personal interest in planning application Y08/1036/SH – he was on the Development Control Committee, and did not wish to fetter his discretion.

430/08 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).

* 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.

431/08 APPLICATIONS, PLANS & TPOs

Mr Richard Goodall was invited by the Chairman to speak about the revised planning application of Y08/1036/SH – Hotel Imperial. Mr Goodall gave an in depth overview on the amendments which had been made and the issues which had been addressed by these amendments.

Mr Terry Ellames was then invited by the Chairman to present his professional opinion on the application and amendments.

Both Mr Goodall & Mr Ellames spoke to many of the concerns of the public and the Members present.

Members gave lengthy consideration to the issues surrounding planning application Y08/1036/SH, and consideration was given to deferring the decision. Mr Ellames considered it important that the decision be made on the application at this Committee meeting rather than deferring the matter.

It was

PROPOSED BY: Councillor Mrs K Belcourt

SECONDED BY: Councillor M Lyons and

RESOLVED – That the following observations be made:-

i) **Planning Application**

<u>APPLICATION</u>	<u>DETAILS</u>	<u>COMMENTS</u>
Y08/1036/SH**	Hotel Imperial, Princes Parade, Hythe, Kent CT21 6AE Alterations and improvements to Hotel, including new clubhouse, residential development of 84 units along with new access, parking, open space & landscaping. <i>Applicant: Mr N Dowling, GSE Group</i>	Support Councillor M Lyons abstained from voting on this application
Y09/0179/SH***	37 Castle Road, Hythe, Kent CT21 5HL Erection of two storey rear extension and side extension. <i>Applicant: Commercial Concerns Ltd</i>	Support
Y09/0191/SH	Summerhayes, Cliff Road, Hythe, Kent Erection of detached two storey dwelling with associated driveway parking. <i>Applicant: Mr K Irons</i>	Support
Y09/0248/SH	27 Spanton Crescent, Hythe, Kent CT21 4SF Erection of two pergolas', together with the formation of timber decking on two levels. <i>Applicant: Mrs J Voyle</i>	Support
Y09/0266/SH	100A & 102 High Street, Hythe, Kent CT21 5LE Installation of two new shopfronts. <i>Applicant: Mr J Godden</i>	Support

Y09/0275/SH	53 Harpswood Lane, Hythe, Kent CT21 4BH Provision of Juliet balcony to front elevation and variation of condition 3 of planning permission Y03/0685/SH to retain the ground floor window in the side elevation and the French doors in the front elevation (re-submission of Y08/1017/SH). Applicant: Mr & Mrs P Nash	Support
Y09/0285/SH	Captains Court, Stade Street, Hythe, Kent Erection of a scooter store. Applicant: Bolton Retirement Ltd	Support
Y09/0309/SH	4 Cannongate Close, Hythe, Kent CT21 5PZ Retention of summer house. Applicant: Mr PBendall	Support subject to the planting of quick growing greenery in order to give continuity to the hedge line.
Y09/0311/SH	8 Hillside Street, Hythe, Kent CT21 5EJ Erection of a conservatory to the west elevation. <i>Mr & Mrs Fenton</i>	Support
Y09/0317/SH	41 Brockhill Road, Hythe, Kent CT21 4AF Erection of a three storey rear extension with second floor in the roof space, together with erection of a detached garage following demolition of existing garage and other external alterations. <i>Applicant: Mr T Wooding</i>	Support
Y09/0341/SH	4 Cinque Ports Avenue, Hythe, Kent CT21 6HP Erection of single storey side extension following demolition of existing garage and porch and front/side extension. <i>Applicant: Mr & Mrs Wren</i>	Support

** Councillor M Lyons requested that it be recorded that he abstained from voting on planning Application Y08/1036/SH, so as not to fetter his discretion.

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

432/08 ALLOTMENTS WORKING GROUP – MEETING OF 31ST MARCH 2009

It was

PROPOSED BY: Councillor M Lyons
SECONDED BY: Councillor R Belcourt and

RECOMMENDED – That the minutes of the Allotments Working Group Meeting of the 31st March 2009 be received.

433/08 CAR PARK ON THE GREEN

The letter received from Mr B Doorne on the above matter was considered by Members.

It was

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

RECOMMENDED – That the Conditions of Use for the Green be amended to state that “all entrants/stallholders of Boot Fairs should approach the Green from an East – West direction”.

434/08 COMPLAINT REGARDING ALDI’S EXTERIOR, RED LION SQUARE’S BUS SHELTER & THE BROKEN DOWN WOOD FENCE TO THE FRONT OF THE BP GARAGE IN MILITARY ROAD

The email received from Mrs J Twist on the above matter was considered by members.

It was

PROPOSED BY: Councillor R Belcourt
SECONDED BY: Councillor M Lyons and

RECOMMENDED – That:

- (i) A letter be written to Shepway District Council requesting that a new bus shelter be installed in Red Lion Square in place of the damaged bus shelter.
- (ii) A letter be written to Aldi requesting that the area outside of their store & the windows in Bank Street be tidied up.
- (iii) Councillor M Lyons contact the BP Garage owner in Military Road and request that the fencing be improved. (It was noted that this fence was on private ground.)

435/08 EATON LANDS ALLOTMENT SITES

Councillor R Belcourt reported to Members on the recent developments at the Eaton Lands Allotment sites. Councillor R Belcourt then read a letter received from Shepway District Council that morning regarding the damage to trees at the allotments located at Eaton Lands South.

It was

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

RECOMMENDED – That:

- (i) Hythe Town Council respond to the letter received from Shepway District Council.
- (ii) A letter be sent to allotment holders, reminding them to keep within the boundaries of their allotment plots.
- (iii) The Contractor responsible for the recent error in cutting the Meadow area be allowed to plough the new allotment area at Eaton Lands North as a gesture of goodwill.
- (iv) Prices for a new water system be sought in respect of supplying the new allotments at Eaton Lands North.

436/08 DEFECTS – SEATS

It was

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

RESOLVED – That a letter be written to Shepway District Council requesting that attention be given to any memorial benches that required painting or varnishing and in particular to the benches outside the Eaton Lands South Allotments on Castle Road on the Seafront, outside the sailing club.

Dated this Day of 2009

.....CHAIRMAN

* The following members of the public spoke in objection to planning application Y08/1036/SH – Hotel Imperial, Princes Parade, Hythe, Kent CT21 6AE:

Mr J Davis spoke regarding the revisions to planning application Y08/1036/SH. Mr Davis objected to the application, and provided the Plans & Works Clerk with a letter from DMH Stallard solicitors which Mrs E Davis, Mr & Mrs P Young and Mr & Mrs Davis had instructed them to write in objection to the application.

“The main issues in relation to the objection are:

- Impact on the historic asset of the hotel and surrounding area.
- Absence of a financial appraisal
- Loss of open space
- Impact on the Royal Military Canal
- Lack of affordable housing provided
- Lack of justification regarding increasing housing supply
- Flood risk
- Impact of ecological resources
- Impact on landscape and important views and vista
- Traffic and transport.”

Mr Davis felt that the revised plans did little to address many of the issues, and he strongly objected to the planning application.

Mr D Plumstead then spoke of his objections to the application. He considered that Mr J Davis, the previous speaker had summed up the main reasons for objecting, and he was in agreement with him on the issues. Mr Plumstead made reference to the Nottingham Declaration on Climate Change, of which he reported Shepway District Council had signed up to in a bid to addressing climate change issues. He felt that this development was in opposition to that Declaration. Mr Plumstead was concerned that the hotel might eventually be converted to flats, noting that Hythe needed a decent hotel. Mr Plumstead considered that the rate of development which is being pushed forward is unsustainable and he reported that he is currently consulting with the Information Commissioner’s Office as he would like to view the Financial Appraisal in respect of this application and that Shepway District Council have not been forthcoming with this detail to him.

Mr D Maskell requested that the Committee did not give its support to this application. Mrs Maskell was concerned that decisions were being made without taking into account the additional information provided by organisations such as English Heritage & The Environment Agency. Mrs Maskell held concerns regarding the trees which were to be removed, and the traffic problems which she felt would be exacerbated by the proposed development. She agreed with the two previous speakers on the issues which had been raised and held as reasons for this application to be refused. Mrs Maskell asked that the Committee represent the people that live in Hythe and refuse the planning application.

A member of the Marston family then spoke of her objections to the application. She stated that she was devastated to hear what is happening to the hotel; she considered that the future of this hotel would be “desecrated” by this plan. That lady considered it the responsibility of the people to look after this area of land. She was not against development per se, but felt that what was proposed was over intensive.

Mr T Lawrence objected to the application and felt that measures should be taken to preserve what it can of Hythe, especially considering so many important properties have been lost already. Mr Lawrence reported that the Hythe Imperial has been an icon since the 1890’s, and one of its main attractions has always been its grounds and

ambience, he considered that the high density housing estate would ruin this. He requested that the Committee “say no” to this development.

Mr A Schofield objected to the planning application, and although he wasn't against development he held strong concerns regarding the size of this development. Mr Schofield believed that the traffic access was an issue on an already blind junction, as were the destruction of hedges and trees. He believed that particular areas of design were “hideous”, and he felt it was important not to allow the “heritage to be prostituted”.