

MINUTES  
OF THE MEETING OF  
PLANS AND WORKS COMMITTEE  
HELD ON THE 25<sup>TH</sup> AUGUST 2009

- Present:** Councillor R Belcourt (In the Chair)
- Councillors Mrs K Belcourt, M J Dearden, Mrs Z Harris, M Lyons and A Mayne
- Apologies:** Councillors S W Hayward and D Owen
- Also Present:** Councillors D Briddock and S Matthews, Mr M Turpin ó GSE Group, Mr D Healey ó GSE Group, Mr T Ellames ó SDC and the Deputy Town Clerk

**146/09 MINUTES OF THE MEETINGS OF THE 4<sup>TH</sup> AUGUST 2009**

It was

**PROPOSED BY:** Councillor Mrs K T Belcourt  
**SECONDED BY:** Councillor A Mayne and

**RESOLVED** ó That the Minutes of the Plans and Works Meeting held on the 4<sup>th</sup> August 2009, having been previously circulated, be signed as a correct record of the meeting.

**147/09 REGISTERING DECLARATIONS OF INTEREST**

Councillor M Lyons declared a personal interest in planning application Y08/1036/SH ó Hythe Imperial ó he was a Member of the Development Control Committee at Shepway District Council and did not wish to fetter his discretion.

Councillor A Ewart-James declared a personal interest in planning application Y09/0713/SH ó the applicant was a friend.

Councillor M J Dearden declared a personal interest in planning applications Y09/0726/SH and Y09/0729/SH ó the applicants were acquaintances.

Councillor Mrs Z Harris declared a personal interest in planning application Y08/1036/SH ó Hythe Imperial - Member of the Hythe Imperial Gym.

**148/09 ADJOURNMENT OF MEETING FOR PUBLIC INCLUSION IN ACCORDANCE WITH STANDING ORDER NO. 70**

It was

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

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

**Councillor Mrs Z Harris entered the Committee Room.**

\* Mr D Plumstead, Mr T Lawrence, Mr J Davis and Mr Thompson spoke to the Committee regarding planning application Y09/1036/SH ó Hotel Imperial.

Please see attachment for public comments which are attached but do not constitute part of the Minutes.

It was then

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

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

The Chairman then invited Mr Turpin and Mr Healy from the GSE Group to go through the amended plans of the Hythe Imperial application and in particular the improvements made following consultation with Shepway District Council.

Mr T Ellames then informed the meeting of Shepway District Council's current position and whilst reports from the Environment Agency and English Heritage were still awaited, Shepway District Council was pleased with the revisions that had been made by the GSE Group. Mr Ellames then took questions from Councillors.

After lengthy discussions it was

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

**RECOMMENDED** ó That Hythe Town Council support this application, but with the proviso that the reduction of affordable houses was compensated by the offer of £1 million to be spent on affordable houses within the boundaries of Hythe, for the people of Hythe. \*

**Councillors M J Dearden and Mrs Z Harris left the meeting at this juncture.**

#### **149/09 APPLICATIONS, PLANS & TPOs**

It was

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

**RECOMMENDED** ó That the following observations be made:-

i) **Planning Applications**

<b><u>APPLICATION</u></b>	<b><u>DETAILS</u></b>	<b><u>COMMENTS</u></b>
<b>Y08/1036/SH</b>	Hotel Imperial, Princes Parade, Hythe, Kent CT21 6AE Alterations and Improvements to hotel including new clubhouse, residential development of 75 units, with new access, parking, open space and landscaping. <i>Applicant: Mr N Dowling – GSE Group</i>	<b>Support * See comments above</b>
<b>Y09/0685/SH</b>	12 Twiss Road, Hythe, Kent CT21 5NY Erection of a single storey rear extension. <i>Applicant: Mr Cliff Walton</i>	<b>Support</b>

<b>Y09/0687/SH</b>	112 Stade Street, Hythe, Kent CT21 6DY Replacement timber windows to rear. <i>Applicant: Mrs Ida Rose Osborn</i>	<b>Support</b>
<b>Y09/0703/SH</b>	Land adjoining 31 Kingfisher Avenue, Hythe, Kent Erection of a two storey detached dwelling being details pursuant to outline planning permission 99/0002/SH (Details relating to siting, design and external appearance of the building, the means of access thereto and the landscaping of the site). <i>Applicant: Sandling Construction Ltd</i>	<b>Support</b>
<b>Y09/0713/SH</b>	2 Ormonde Road, Hythe, Kent CT21 6DN Erection of a single storey rear extension. <i>Applicant: Mr F McGuinness</i>	<b>Support</b>
<b>Y09/0726/SH</b>	Wylandra, Cliff Road, Hythe, Kent Erection of a two storey side/rear extension incorporating double garage, together with erection of a rear conservatory, formation of a first floor balcony and other external alterations. <i>Applicant: Mr R Pittam</i>	<b>Support</b>
<b>Y09/0729/SH</b>	Flat 1 The Hermitage, Hermitage Close, Hythe, Kent 30% Crown reduction of a Mulberry tree subject of Tree Preservation order No. 1 of 1972. <i>Applicant: Miss Sheila Phelan</i>	<b>Support subject to the Arboricultural Officer's Approval</b>
<b>Y09/0747/SH</b>	19 Blackhouse Hill, Hythe, Kent CT21 5UL Alterations to create a two-storey dwelling with pitched roof and rear balcony at first floor level (Resubmission of Y07/1641/SH). <i>Applicant: Mr &amp; Mrs T Ayling</i>	<b>Support</b>
<b>Y09/0755/SH</b>	102 & 104 Seabrook Road, Hythe, Kent CT21 5QN Outline application for the erection of three storey block of eight flats incorporating ground floor parking, opening parking to rear access and access drive, following demolition of existing dwellings (resubmission of planning application reference Y08/1050/SH). <i>Applicant: Mr Masterson &amp; Quilter</i>	<b>Refuse on the grounds that this application was totally over-bearing and out of keeping with neighbouring properties. It also created poor living conditions.</b>
<b>Y09/0758/SH</b>	Tanners Croft, School Road, Saltwood, Hythe Felling of a Lawson Cypress Tree, subject of Tree Preservation Order No 1 of 2008. <i>Applicant: Mr T Bourke</i>	<b>Support subject to the Arboricultural Officer's confirmation that three Acers were to be planted in its place.</b>
<b>Y09/0766/SH</b>	Quarry Road, Hythe, Kent Works to Sycamore tree situated opposite Lindisfarne and subject of Tree Preservation order No. 14 of 1988 <i>Applicant: Mr D Lambert</i>	<b>Support subject to the Arboricultural Officer's Approval</b>

**50/09 BUDGET 2010/2011**

Members discussed items to be included in the 2010/2011 Budget.

It was

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

**RECOMMENDED** – That improvements to Longbridge allotments, to include fencing and water provisions for a sum of £2,000, be included in the 2010/2011 Budget.

**51/09 DEFECTS – TOWN SIGNS (EXTERNAL & INTERNAL)**

It was

**PROPOSED BY:** Councillor A Mayne  
**SECONDED BY:** Councillor M J Lyons and

**RESOLVED** ó That:

1. The 30 mph and 40 mph signage near the JAC Garage on West Hythe Road be repainted, as the prohibitive red circle had faded and was not visible to motorists.
2. The finger post in Hythe High Street pointing to the tourist office be removed and finger post pointing to the One Stop Shop be added.

Dated this Day of 2009

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Mr D Plumstead

Mr Plumstead spoke on behalf of the Shepway Environment & Community Network. He expressed his concerns over the revised plans and the fact that they did not guarantee the expansion of the Hotel. There were many environmental issues, the quality of life would be lost for local residents and the proposed development would be a blot on the landscape.

Mr T Lawrence

Mr Lawrence tabled a picture of the old School of Musketry and expressed his concerns that many of our buildings had been lost to over-development. He was totally against the application and did not wish to see this development be granted permission.

Mr J Davis

Mr Davis expanded on the fact that all the revisions undertaken by GSE have removed facilities from the Hotel. Tennis facilities had been removed from the leisure facilities and the Golf Clubhouse was to be repositioned into the basement of the Hotel. Mr Davis elaborated on the Hotel becoming a five star property and went on to explain exactly what five stars entailed. He concluded by stating that he felt that the development was against the interest of Hythe and solely rests on increasing GSE commercial profit.

Mr Thompson

Mr Thompson asked if GSE had obtained any independent research as to what effect on the Hotel Imperial's star rating would be if the development were to proceed on the basis of the revised plans and what would any change do to the hotel's viability.