

MINUTES
OF THE MEETING OF
PLANS AND WORKS COMMITTEE
HELD ON THE 27TH SEPTEMBER 2011

Present: Councillor Mrs R Griffiths (In the Chair).

Councillors R Belcourt, Mrs K Belcourt, M Dearden, A Ewart-James, J Griffiths, S Hayward and D Owen.

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

205/11 APOLOGIES FOR ABSENCE

There were no apologies.

206/11 MINUTES OF THE MEETINGS OF THE 6TH SEPTEMBER 2011

It was

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

RESOLVED – That the Minutes of the Plans & Works meeting held on the 6th September 2011 be signed as a correct record of the meeting.

207/11 REGISTERING DECLARATIONS OF INTEREST

Councillor M Dearden declared a prejudicial interest in planning application Y11/0846/SH – the applicant was a client and planning application Y11/0864/SH – the property was opposite his business premises.

Councillors Mrs R Griffiths & J Griffiths declared personal interests in planning application Y11/0856/SH – their friends lived in the property.

208/11 ADJOURNMENT OF MEETING FOR PUBLIC INCLUSION IN ACCORDANCE WITH STANDING ORDER 1 G

It was

PROPOSED BY: Councillor S Hayward
SECONDED BY: Councillor M Dearden and

RESOLVED – That the meeting stand adjourned.

*Mr J Johnson spoke regarding Planning Application Y11/0842/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 D Owen and

RESOLVED – That the Meeting be re-convened

209/11 APPLICATIONS, PLANS & TPOs

It was

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

RESOLVED – That the following observations be made:

<u>APPLICATION</u>	<u>DETAILS</u>	<u>COMMENTS</u>
Y11/0842/SH	46 North road, Hythe, Kent CT21 5DU Erection of a two storey extension to rear with first floor extension/annexe extending into higher level garden area to rear with associated retaining walls, new steps and alterations to the garden. <i>Applicant: Mrs Janet Johnson</i>	Recommended that the architect reconsider the whole design and produce a design which does not contravene Planning Policy BE8a.
Y11/0489/SH	106 High Street, Hythe, Kent CT21 5LE Change of Use and conversion of first and second floors to create a single residential flat and change of use and conversion of storage outbuilding to dwelling, together with external alterations. <i>Applicant: Windtor Ltd</i>	Support
Y11/0490/SH	Land rear of 106 High Street, Hythe, Kent CT21 5LE Demolition of garages and erection of a two storey building with parking under and two residential units above and erection of a single dwelling house. <i>Applicant: Windtor Ltd</i>	Support
Y11/0808/SH	69 High Street, Hythe, Kent CT21 5AJ Change of use and conversion of existing garage/store to 2 three storey dwellings including accommodation in a new roof, off street parking and other internal and external alterations. <i>Applicant: Mr Carlo Defiori</i>	Support
Y11/0809/SH	69 High Street, Hythe, Kent CT21 5AJ Listed building consent for the change of use and conversion of existing garage/store to 2 three storey dwellings including accommodation in a new roof, off street parking and other internal and external alterations. <i>Applicant: Mr Carlo Defiori</i>	Support
Y11/0831/SH	2 and 3 Corner House Buildings, Red Lion Square, Hythe, Kent Change of use of ground floor from retail (class A1) to a mixed use of retail/sandwich bar, and change of use of first floor from office to Osteopath Clinic. <i>Applicant: Mr C Giblin</i>	Support
Y11/0846/SH **	Garages opposite 1 Alexandra Corniche, Hythe, Kent Erection of 4 three storey dwellings with integral garages, provision of associated parking and formation of vehicular access and alterations to existing vehicular access, following demolition of existing garage block. <i>Applicant: Mr Aldo Sassone- Corsi</i>	Support
Y11/0854/SH	49 Highridge, Hythe, Kent CT21 5TF Retention of porch and garage enlargement. <i>Applicant: Mr Richard Green</i>	Recommend refusal as the application contravenes Policy BE1.

Y11/0856/SH	Colleton Park, 101 North Road, Hythe, Kent Various pruning works to several trees, subject of Tree preservation Order No. 7 of 1992, including the cutting down of an Irish Yew to a height of 0.4 metres, followed by the re-planting of at least one Yew tree. <i>Applicant: Kingston Village Homes</i>	Support subject to the Arboricultural Officer's approval. It was noted that the plans were difficult to understand. It was requested that the Arboricultural Officer report back to the Committee.
Y11/0864/SH ** & ***	166-170 High Street and 26 Prospect Road, Hythe, Kent Display of two non-illuminated banner signs, two non-illuminated fascia signs and sixteen first floor window signs. <i>Applicant: Mr S Choudhury</i>	Support the display of two non-illuminated banner signs and two non-illuminated fascia signs. The Committee considered that proposed 16 first floor window signs were too many. It was recommended that 2 window signs be permitted on the eastern side and that alternate window signs be permitted on the High Street side.
Y11/0869/SH	3 Rothbury Gardens, Old London Road, Hythe, Kent Removal of two limbs from an Ash tree, subject of Tree Preservation Order No.2 of 2005. <i>Applicant: Mr Polli Celli</i>	Support

** Councillor M Dearden left the Committee room at this juncture for the discussion and the vote on these applications.

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

It was

PROPOSED BY: Councillor A Ewart-James
SECONDED BY: Councillor J Griffiths and

RESOLVED – That the meeting stand adjourned.

Councillor M Dearden spoke regarding planning application Y11/0864/SH. Please see attachment for public comments which are attached but do not constitute part of the Minutes.

It was then

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

RESOLVED – That the Meeting be re-convened

- ii) Tree Preservation Order No. 16 of 2011 (Land at St Saviours Hospital, 71 – 73 Seabrook Road, Hythe) was noted
- iii) Tree Preservation Order No. 4 of 2011 (Land rear of 3 & 5 Lookers Lane and 39 & 41 Castle Road, Hythe) was noted

210/11 NATIONAL PLANNING POLICY FRAMEWORK

Members considered the Policy Consultation Document regarding the above matter from Chris Borg, the Policy & Development Manager of the National Association of Local Councils.

The Chairman invited Members to comment on the Policy Framework. Councillors generally considered the existing framework to be appropriate, whereas it was considered that the proposed policy might present too much of an element of discretion. It was considered important however to give input at this stage whilst the opportunity was presented. There was some concern that the District Council might not relinquish control of decision making to local people as it had the power to overrule decisions. The proposed policy was considered by some Members to be somewhat futile. Members briefly discussed that the policy appeared to empower local people. It was however generally agreed that it was not possible to please everyone. Members considered that Local Plans were beneficial, and there was concern that the proposed policy might swing in favour of developers. The elected Members considered that they were best placed to represent the views of the local community.

It was

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

RESOLVED – That the above comments be forward to Chris Borg, the Policy & Development Manager of the National Association of Local Councils. It was noted that Councillors Mrs R Griffiths was to make an individual representation to NALC on this matter.

It was further

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

RECOMMENDED – That when Policy Consultation Documents were received from any Body, an Officer of the Council prepare a short report for discussion together with recommended actions.

211/11 REPORT BACK ON ANY DEFECTS

There were no defects to report back on.

212/11 DEFECTS – LITTER BINS

No defects were reported.

The meeting finished at 10.46 am

Dated this Day of 2011

.....CHAIRMAN

*Mr J Johnson spoke regarding Planning Application Y11/0842/SH. Mrs Johnson explained the reasons for the application. She had various health problems which had made negotiating stairs increasingly difficult. The proposed annexe was expected to aid independent living. Mrs Johnson had already approached Shepway District Council's planning department regarding the design but had not received much input from them. Mrs Johnson hoped that the Committee "would look favourably on this application".

*** Councillor M Dearden spoke regarding planning application Y11/0864/SH. Councillor Dearden reported that proposed application was at a property opposite his businesses premises. He had commented that he had no issue regarding the display of two non-illuminated banner signs and two non-illuminated fascia signs; however he did object to the sixteen first floor window signs.