

PLANNING AND LICENSING COMMITTEE

25th January 2022

SUPPLEMENTARY INFORMATION TO SCHEDULE OF APPLICATIONS

- 1. 21/1989/FH Princes Parade Promenade, Princes Parade, Hythe, CT21
(Pages 75-90) 6AQ.**

New electricity sub station.

Nicola Stuart, local resident to speak against the application.

Cllr Anita Jones to speak on behalf of Hythe Town Council.

Cllr J Martin, District Ward member to speak on the application.

Michael Bottomley, agent, to speak on the application.

- 2. 21/1997/FH Princes Parade Promenade, Princes Parade, Hythe, CT21
(Pages 91-108) 6AQ**

Storm water outfall drainage pipes.

Mrs H.St Clare, local resident, to speak against the application.

Cllr Anita Jones, to speak on behalf of Hythe Town Council.

Cllr J Martin, District Ward member to speak on the application.

Michael Bottomley, agent, to speak on the application.

- 3. 20/2085/FH.....Motis Business Centre, Cheriton High Street, Folkestone,
(Page109-136)**

Erection of 6 x commercial units for Class E (specifically for office, research & development and industrial) and Class B8 purposes, extension of existing centre to provide further Class E office floorspace, children's nursery, cafe and gym and the provision of a 115no. space truck stop, a transhipment building, along with an ancillary welfare facilities and office building, including access, parking and landscaping.

Catherine Igoe, local resident to speak in support of the application.

Matthew Garvey, agent, to speak on the application.

- 4. 20/0747/FH.....Kings Arms, The Square, Elham, Canterbury, CT4 6TJ
(Pages137 -164)**

Erection of single storey rear extensions, refurbishment of existing outbuilding to provide dining area and all associated landscaping works

Matthew Edwards, local resident, to speak against the application.
Alister Hume, agent, to speak on the application.

5. 20/0752/FH..... Kings Arms, The Square, Elham, Canterbury, CT4 6TJ

Listed building consent for the erection of single storey rear extensions, refurbishment of existing outbuilding to provide dining area and associated internal and external works

**6. 21/0964/FH Land 250 North East of Longage Hill Farm Cottages,
(Pages 165-180) Lyminge**

Retrospective application for the erection of two timber sheds for agricultural storage and associated hardstanding re-submission of 20/1799/FH.

Justin Alford, local resident, to speak against the application.
Cllr Roger Joyce, to speak on behalf of Lyminge Parish Council.
Jane Scott, agent, to speak on the application.

Additional Information.

21/1997/FH - Princes Parade Promenade, Princes Parade, Hythe CT21 6EQ

The Environment Agency have lifted their original objection to the site on the basis that any mitigation that has been agreed or will be agreed as part of the outline, also applies to this site in terms of ecological mitigation. There are no concerns with this, however given that this site is outside the red line, these conditions have been re-imposed to ensure issues are addressed.

They have raised no objection on flood risk grounds but have highlighted that a permit will be required from them in certain circumstances. An informative is proposed setting this out as follows:

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

They have no objection on groundwater or contamination grounds, subject to a condition requiring no infiltration of surface water drainage:

No infiltration of surface water drainage into the ground is permitted other than in accordance with details which shall be submitted to and be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and be retained as such thereafter.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants.

It is considered that these can be added to the application and the recommendation remains to approve with the additions identified above.

20/2085/FH – Motis Business |centre, Cheriton High Street

Ecology and Biodiversity

Members are advised that, following discussion with the applicant and clarification from KCC Ecological Advice Service regarding the nature of their concerns, the second ground of refusal no longer forms part of the Officer recommendation.

The modelled transport movements within the submitted Transport Statement are accepted alongside the Ecological Air Quality Assessment and it is considered that there is unlikely to be any detrimental impact upon the designated habitat from nitrogen deposits. The conclusion within paragraph 7.54 should, therefore, be discounted as the proposal is considered to accord with Places and Policies Local Plan NE3, Core Strategy policy CSD4 and NPPF paragraph 180.

Archaeology

Further comments have been received from KCC Archaeology revising their original position and advising that the western end of the site was identified as having archaeological potential by CAT (Canterbury Archaeological Trust) in 1998 in respect of Iron Age settlement activity. Consequently, if permission were to be granted, a condition requiring an archaeological watching brief should be imposed.

20/0747/FH & 20/0752/FH – Kings Arms, Elham

Local Residents Comments

Two additional pieces of correspondence received objecting on grounds that:

- Cockpit Cottage was not notified of the proposals
- Loss of privacy for Cockpit Cottage
- Increased noise and light pollution detrimental to amenity
- Scale and design of extensions will upset balance and character of the pub's historical and residential location
- Extensions disproportionate to listed building special architectural or historic interest
- Door from The Square is the main entrance, the courtyard is a service area
- use of plate glass screens, doors and roof link, is neither aesthetic nor authentic for a listed building or surrounding development
- Loss of trees from courtyard area
- Security concerns from increased use
- Second courtyard will impact upon residential amenity
- Intended use for garden is unclear

Letter received with seven contributor addresses and the names of ten local residents received objecting on grounds that:

- The proposed extensions would be disproportionate and overbearing with respect to the original building, its setting and the surrounding residential properties
- Loss of much of existing pub garden
- Proposal does not respect historic and aesthetic character of the pub and the surrounding houses through moving the main entrance and the use of glass within the proposal
- Size of proposal, changes to use of service area and intensification of use will be detrimental to village character and residential properties
- Loss of privacy and increased in noise and light pollution
- Development will be too far in favour of visitors as opposed to local residents
- Impact upon amenity from competition for parking spaces

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