

## Planning and Licensing Committee

Held at:	Remote Meeting
Date	Tuesday, 20 April 2021
Present	Councillors Danny Brook, John Collier, Gary Fuller, Clive Goddard (Chairman), Mrs Jennifer Hollingsbee, Nicola Keen, Jim Martin, Philip Martin (Vice-Chair), Jackie Meade, Ian Meyers, Georgina Treloar and David Wimble
Apologies for Absence	None
Officers Present:	Robert Allan (Principal Planning Officer), Kate Clark (Case Officer - Committee Services), Katy Claw (Planning Officer), Ewan Green (Director of Place), Emma Hawthorne (Principal Planning Officer), Sue Head (Strategic Development Manager (Interim)), Llywelyn Lloyd (Chief Planning Officer), Lisette Patching (CIL and Enforcement Team Leader), Helena Payne (Development Management Team Leader) and Jemma West (Committee Service Specialist) Geoff Mills (Committee Services)
Others Present:	None

### 74. **Declarations of Interest**

There were no declarations of interest.

### 75. **Minutes**

The minutes of the meeting held on 23 March 2021 were submitted and approved. The Chairman's signature would be added to these minutes as approved.

### 76. **Minutes of the Licensing Sub-Committee**

The minutes of the meeting held on 6 April 2021 were submitted and approved. The Chairman's signature would be added to these minutes as approved.

77. **20/0467/FH - Land adjoining Coldharbour, Blackhouse Hill, Hythe**

Erection of two residential detached dwellings, utilising the existing access, together with the provision of parking and landscaping.

Mr James Kirby, a local resident, spoke via a video link in which he highlighted a number of concerns which included the need to ensure the proposed development did not adversely impact on the local environment and the amenities of neighbouring properties.

The Committee Services Specialist read to the meeting a statement from Elisabeth Welch, the applicant's agent, in which she emphasised the quality of the design features of the proposed dwelling, and the desire of the applicant to mitigate as far as possible the concerns of the local residents.

Following discussion:

Proposed by Councillor David Wimble

Seconded by Councillor Mrs Hollingsbee; and

**RESOLVED**

**That planning permission be granted subject to the conditions recommended by the Chief Planning Officer in his report, and delegated authority be given to the Chief Planning Officer to agree and finalise the wording of the conditions, and to add any other conditions he considers to be necessary.**

(Voting: For 7; Against 5; Abstentions 0)

78. **20/0684/FH - The Rectory, Rectory Lane, Lyminge, CT18 8EG**

Erection of a detached dwelling and two garages.

The Committee Services Specialist read to the meeting a statement by Mr K Druery, a local resident, which set out his objections to this application.

Councillor Roger Joyce, on behalf of Lyminge Parish Council, spoke via a video link setting out the reasons why the Parish Council objected to this application.

Following discussion:

Proposed by Councillor David Wimble

Seconded by Councillor Philip Martin; and,

**RESOLVED:**

**That planning permission be granted subject to the conditions recommended by the Chief Planning Officer in his report, and that he be granted delegated authority to agree and finalise the wording of the conditions, and to add any other conditions that he considers necessary.**

(Voting: For 6; Against 6; Abstentions 0)

**As the vote was tied the Chairman exercised his casting vote in favour of the recommendation.**

79. **20/1596/FH - Manor Barn, Teddars Leas Road Etchinghill CT18 8AE**

Retrospective application for the existing dwelling as constructed; variation of condition 2 of planning permission Y12/0442/SH for external alterations to stable block and machine/hay store building, conversion of part of the ground floor and loft space of the machine/hay store building to pool and gymnasium, use of loft space over detached stable block as tack rooms and horse feed storage; and installation of lamp standards.

The Committee Services Specialist read to the meeting a statement by Mr Ian Cloke, a local resident, setting out his objections to this application.

Following discussion,

Proposed by Councillor Wimble

Seconded by Councillor Philip Martin; and,

**RESOLVED:**

**That planning permission be granted subject to the conditions recommended by the Chief Planning Officer in his report, and that he be granted delegated authority to agree and finalise the wording of the conditions and add any other conditions he considers necessary.**

(Vote: For 7; Against 5; Abstentions 0)

80. **20/1928/FH - Copper Beech Farm, Lymbridge Green, Stowting Common, TN25 6BJ**

Change of use of existing annex to allow occasional use as a holiday let.

**The Chief Planning Officer advised that this application had been withdrawn.**

81. **20/1918/FH - 303 Cheriton Road, Folkestone, Kent, CT19 4BG**

Change of use and conversion of the ground floor retail unit and office into a residential unit including external alterations to front (north) elevation.

Following discussion

Proposed by Councillor Jackie Meade

Seconded by Councillor Nicola Keen; and

**RESOLVED**

**That in accordance with the recommendations of the Chief Planning Officer, planning permission be refused on the grounds recommended in his report.**

(Vote: For 11; Against 1; Abstentions 0)

82. **20/2091/FH - Land adjoining Casebourne Cottage, Underhill Rd, Folkestone**

Retrospective application for the change of use of an agricultural field to a dog walking facility and associated field shelters.

In presenting this report, the Principal Planning Officer drew members' attention to the additional information contained in the Chief Planning Officer's two Supplementary Reports, copies of which had been previously circulated. The Principal Planning Officer summarised additional letters that had been received objecting and supporting the application. She also reported further views received from the applicant's agent.

Lisa Stock, a local resident, spoke via a video link setting out reasons why she objected to the application.

Angelica Araque-Ludlow spoke via an audio recording setting out the reasons why she supported the application.

Nick Kirby, the applicant's agent, spoke via an audio recording setting out reasons why the application should be granted.

Following discussion

Proposed by Councillor Jim Martin

Seconded by Councillor Georgina Treloar,

**That in accordance with the recommendations of the Chief Planning Officer, planning permission be refused on the grounds recommended in his report.**

(Vote: For 3; Against 9; Abstentions 0)

MOTION LOST

Proposed by Councillor Clive Goddard

Seconded by Councillor Mrs Hollingsbee; and,

**RESOLVED**

**That the application be deferred in order to give the applicant an opportunity to come forward with further information, particularly in relation to justifying the need for this business to operate in this particular rural location, by means of a sequential test.**

(Vote: For 12; Against 0; Abstentions 0)