

PLANNING AND LICENSING COMMITTEE

10th December 2024

**1. 21/0077/FH 21 Station Road, Lyminge, CT18 8HQ
(Pages 17-44)**

Demolition of existing garages and erection of a new dwelling re-submission of 20/0465/FH.

Local resident, Alison Hendy, to speak against the application

**2. 24/0125/FH Land adjoining 385 Canterbury Road, Densole, Folkestone
(Pages 45-124)**

Outline planning application for a proposed phased residential development to include:
a) 38no. dwellings (Use Class C3) and associated parking, open space and allotments with some matters reserved (except for access, appearance, layout and scale).
b) 6no. self-build plots (Use Class C3) with some matters reserved (except for access).

Local resident, Anita Coward, to speak against the application

Cllr Tim Allard, on behalf of Swingfield Parish Council, to speak on application

Cllr Stephen Scoffham, ward member, to speak on application

Ben Young, agent, to speak on application

**3. 24/0980/FH Burgoyne, Phase 2C South, Shorncliffe Garrison, Folkestone
(Pages 125-170)**

Reserved matters application for 48 dwellings, together with associated accesses, landscaping, infrastructure and earthworks pursuant to outline application Y14/0300/FH

Lucy Wilford, agent, to speak on application

**4. 22/1347/FH Land Opposite Century House, Park Farm Road, Folkestone,
(Former Silver Springs site)
(Pages 171-234)**

Hybrid Planning Application comprising of: Full Planning Application for demolition of existing buildings / structures and erection of retail unit (Use Class E), provision of car parking, landscaping, internal access roads, alterations to site access and highways layout (Park Farm Road) and associated works and infrastructure; and Outline Planning Application (all matters reserved) for demolition of existing buildings / structures and erection of employment floorspace (flexible Use Classes B2, B8, E(g)(ii) and / or E(g)(iii)) including erection of 2 x café / restaurant units with 'drive-thru' facility (flexible Use Class E and / or hot food takeaway), provision of car parking, internal access, landscaping and associated works and infrastructure.

Alistair Ingram, agent, to speak on application

Supplementary Information

Additional information 24/0125/FH Land adjoining 385 Canterbury Road, Densole, Folkestone.

1. The applicant has confirmed that records of manhole locations have been obtained. Manhole TR21410501 is located on Canterbury Road and appears to serve solely properties located on Canterbury Road. In addition, it appears that the Coach Road properties have a connection into TR21410503, which is one of the sewers Southern Water have identified in their representation as having no capacity. The other at capacity manhole, TR21410402 also appears to serve Canterbury Road.

The applicant confirms that they do not propose to seek a connection to those manholes identified by Southern Water as being at capacity. It is proposed that the development would connect to manhole TR21410501, which Southern Water have already indicated has capacity to service the proposed development.

2. The applicant has also provided a response to Swingfield Parish Council's consultation comments of the 27th November 2024. Their comments are summarised as follows:

Allotments – The applicant met the Parish Council prior to submitting the application and also wrote to them twice to ask about allotments but did not receive a response. Allotments and the provision of them was discussed at the meeting and there was no suggestion that they were needed or that there was a demand. The applicant has now provided a number of allotments to meet the perceived demand but have no understanding from the Parish if they would commit to taking these on board, who will pay for services to support them, maintenance etc. If Site 2 wasn't developed, then there would be no allotments anywhere within the allocation as there is no requirement for this. The applicant considers that the provision of allotments in this scheme would be better than none.

Foul Drainage – the applicant has obtained confirmation from Southern Water as to where they have capacity to connect to which is sufficient at this stage for the purposes of an outline planning application. The applicant appreciates the need to submit a formal drainage design and calculations to Southern Water for any future connection and have committed to providing full drainage details at the earliest possible opportunity post-decision and prior to any development commencing.

Highways – KCC Highways are the authority in this respect and having reviewed the proposals they are happy with them and have not indicated, as per NPPF Paragraph 115, that there are any grounds to prevent this development by virtue of an unacceptable impact on highway safety or indicated that the residual cumulative impacts on the road network would be severe.

Additional information 22/1347/FH Land Opposite Century House, Park Farm Road, Folkestone, (Former Silver Springs site) (Pages 171-234)

1. Members will note that paragraph 1.1 of the addendum report states that the June committee report is attached as Appendix A and the minutes of the meeting as Appendix B, however neither document has been labelled as such. For clarity, the June committee report is on pages 187-229 of the agenda, and the minutes on pages 231-234.
2. In addition to the comments in paragraph 3.1 of the conclusion, I would also advise that weight should be given to the economic benefits of the development including job creation, greater consumer choice, and the development of brownfield land. When taken together with the conclusion in paragraph 3.1, this is considered to outweigh the conflict with Policy RL11 of the Local Plan.
3. The paragraph in Section 4 of the report has been updated as follows to provide greater clarity to the recommendation:

That planning permission be granted subject to the conditions set out in the June committee report and in this addendum and the applicant entering into a S106 legal agreement securing a bus contribution and travel plan (including monitoring), and that delegated authority be given to the Chief Planning Officer to agree and finalise the wording of the conditions and add any other conditions that he considers necessary.

4. The addendum report does not make reference in paragraph 1.1 to the update contained in the supplementary sheet for the June committee. Whilst this does not alter the assessment or recommendation, it is provided below so Members have the full package of reports and updates for consideration.

18th June 2024

SUPPLEMENTARY INFORMATION TO SCHEDULE OF APPLICATIONS

22/1347/FH - Land at the Former Silver Spring Site, Park Farm Road, Folkestone

1. *Since the publication of the Agenda, National Highways have been in discussion with the applicant's highways consultants. It is envisaged that additional information will be submitted shortly and National Highways consider it likely that this will overcome their concerns.*
2. *Discussions with KCC Highways and Transportation and Stagecoach regarding the contribution to bus services remain ongoing. The contribution towards bus service improvements requested by KCC (circa £840,000) has been considered by the applicant and their transport consultants and they do not consider it is proportionate, necessary or reasonable. Officers consider it excessive as it would in effect fund an hourly bus service serving the wider*

Park Farm Estate, rather than simply meeting the need arising from the development itself. Officers are though mindful both that Policy RL11 requires a contribution to bus service improvements, and that the development would give rise to an increase in use of the existing bus service. Officers are currently exploring whether this increase would give rise to a need for a contribution in this respect, and if it does, what level of contribution would be appropriate.

3. *At the time of writing, and excluding the potential contribution towards bus services, the development generates a need for a monitoring fee of £5000 in relation to a travel plan to be submitted. This is considered to meet the tests for developer contributions as set out at 122 of the CIL regulations, as follows:*
 - **Necessary** - *in order to ensure the planning obligations are complied with.*
 - **Directly related to the development** - *as only costs arising in connection with the monitoring of the development and these planning obligations are covered.*
 - **Fairly and reasonably related in scale and kind to the proposed development** - *considering the extent of the development and the obligations to be monitored.*
4. *Given the above, it is recommended that Members delegate authority to the Chief Planning Officer to:*
 - a) *Determine the need for, and if necessary, the amount of contribution towards, bus service improvements arising from the development;*
 - b) *Grant planning permission, subject to*
 - i. *a s.106 agreement relating to the provision of a travel plan and a contribution of £5000 to KCC for monitoring the travel plan, and a contribution towards bus service improvements as per a) above*
 - ii. *the conditions set out in the report (subject to the standard delegated authority given to the Chief Planning Officer to finalise the wording of the conditions and the s.106 agreement, and to add any other conditions that he considers necessary)*