

Planning and Licensing Committee

Held at: Council Chamber, Civic Centre, Folkestone

Date: Tuesday, 10 December 2024

Present: Councillors Mike Blakemore, Polly Blakemore, Gary Fuller, Clive Goddard, Mrs Jennifer Hollingsbee, Anita Jones, Nicola Keen (Vice-Chair), Jackie Meade (Chair), Rebecca Shoob, Paul Thomas and Belinda Walker

Apologies for Absence: Councillor Tony Cooper

Officers Present: Alex Baker (Committee Services Officer), Andrew Byrne (Principal Planning Officer), Sue Head (Strategic Development Manager (Interim)), Ellen Joyce (Democratic Services & Elections Officer), Llywelyn Lloyd (Chief Planning Officer), Helena Payne (Development Management Team Leader) and Alex Stafford (Principal Planning Officer)

50. **Declarations of Interest**

There were no declarations of interest.

51. **Minutes**

The minutes of the meeting held on 12 November 2024 were approved as a correct record

52. **Minutes of the Licensing Act Sub-Committee**

The minutes of the Sub-Committee meeting held on 5 November 2024 were approved as a correct record.

53. **21/0077/FH - 21 Station Road, Lyminge, CT18 8HQ**

This application sought permission for the demolition of existing garages and erection of a new dwelling (re-submission of 20/0465/FH).

Local resident, Christopher Hendy, spoke against the application.
Cllr Gillian Heywood MBE, on behalf of Lyminge Parish Council, spoke on the application.

Proposed by Councillor Keen
Seconded by Councillor Meade; and,

Resolved:

To defer determination until consultation with emergency services can be carried out and amendments are sought addressing concerns regarding visibility in and out of the site.

(Voting: 10 For, 0 Against, 1 Abstention)

54. **24/0125/FH - Land adjoining 385 Canterbury Road, Densole, Folkestone**

This was an 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, spoke against the application.
Cllr Tim Allard, on behalf of Swingfield Parish Council, spoke on the application.
Cllr Stephen Scoffham, ward member, spoke on the application.
Ben Young, agent, spoke on the application.

Proposed by Councillor Hollingsbee
Seconded by Councillor Goddard; and,

Resolved:

1. **That planning permission be granted subject to the applicant submitting a signed Crested Newt District Level Licensing Impact Assessment and Conservation Payment Certificate (IACPC) and the conditions set out at the end of the report and the applicant entering into a S106 legal agreement securing the obligations as set**

out in Table 1 and that delegated authority be given to the Chief Planning Officer to agree and finalise the wording of the conditions and the legal agreement and add any other conditions that he considers necessary.

(Voting: 8 For, 0 Against, 3 Abstentions)

55. 24/0980/FH - Burgoyne, Phase 2C South, Shorncliffe Garrison, Folkestone

This was a reserved matters application for 48 dwellings, together with associated accesses, landscaping, infrastructure and earthworks pursuant to outline application Y14/0300/SH.

The Planning Officer provided two verbal updates to the Committee.

The first was in respect of comments from the Council's waste and recycling team. The Planning Officer confirmed they have raised no objections with regards to access for collections.

The second update was that a further representation had been received from The Shorncliffe Trust, raising objections on the following grounds:

- The Trust was not consulted and was not involved in discussions prior to the application being submitted
- Buildings on plots 899 – 904 should be lower in height, or that new houses should be concentrated by plots 905 – 908
- Any entrance onto West Road should be reconsidered, or traffic calming measures provided
- There are discrepancies with the application's heritage statement and addendum
- There is concern about the effectiveness of the marketing strategy within the Section 106 agreement

Lucy Wilford, agent, spoke on the application.

Cllr Simon Horton, on behalf of Sandgate Parish Council, spoke on the application.

Proposed by Councillor Goddard
Seconded by Councillor Thomas; and,

Resolved:

- 1. That delegated powers be given to the Chief Planning Officer to approve the reserved matters subject to resolution of the outstanding issue summarised in paragraph 8.4 and the conditions set out at the end of the report 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.

(Voting: 7 For, 3 Against, 1 Abstention)

56. **22/1347/FH - Land Opposite Century House, Park Farm Road, Folkestone (Former Silver Springs site)**

This was a 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, spoke on the application.

Proposed by Councillor Fuller

Seconded by Councillor Hollingsbee; and,

Resolved:

- 1. 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.**

(Voting: 11 For, 0 Against, 0 Abstentions)

57. **Appeal Decisions Received**

This report was for information only. It set out the appeals determined since the previous report to the Planning and Licencing Committee, together with commentary on each.

The Chief Officer for Planning and Building Control introduced the report to the committee.

Resolved:

- 1. That Members note the report.**