

Planning and Licensing Committee

Held at:	Council Chamber - Civic Centre, Folkestone
Date	Thursday, 16 August 2018
Present	Councillors Clive Goddard (Chairman), Miss Susie Govett, Len Laws, Michael Lyons, Philip Martin, David Owen (In place of Alan Ewart- James), Dick Pascoe, Paul Peacock, Damon Robinson and Roger Wilkins (Vice-Chair)
Apologies for Absence	Councillor Alan Ewart-James, Councillor Mrs Jennifer Hollingsbee and Councillor Russell Tillson
Officers Present:	Robert Allan (Development Management Team Leader), Kate Clark (Committee Services Officer), Amandeep Khroud (Head of Democratic Services and Law), Chris Lewis (Planning Advisor), Lisette Patching (Development Management Manager), Susan Priest (Head of Paid Service), Matt Rain (Communications Manager) and Jemma West (Senior Committee Services Officer)
Others Present:	Tony Jenson (KCC Highways and Transportation) and Pip Clarkson (Clarkson Media)

20. **Declarations of Interest**

Councillor Dick Pascoe made a voluntary declaration and stated that he is currently a member of Cabinet although he was not a member of Cabinet when the decision to proceed with this application Y17/1042/SH was made. He announced he had not predetermined this matter and considered it with an open mind and on its planning merits.

Councillor Philip Martin made a voluntary declaration in relation to Y17/1042/SH Princes Parade application in that he was a member of Cabinet when this matter was before Cabinet last year for consideration. He is no longer a member of Cabinet and has had no involvement with this project. He stated that he had come to this meeting with an open mind and considered this matter solely on its planning merits.

Councillor David Owen made a voluntary announcement in that he is ward member for this area in relation to Y17/1042/SH.

21. **Minutes**

The minutes of the meeting held on 31 July 2018 were submitted, approved and signed by the Chairman.

22. **Minutes of the Licensing Sub-Committee**

The minutes of the Licensing Sub Committee meeting held on 23 July 2018 were submitted, approved and signed by the Chairman.

23. **Y17/1042/SH Princes Parade Promenade, Princes Parade, Hythe, Kent**

Hybrid application accompanied by an Environmental Statement for the development of land at Princes Parade, comprising an outline application (with all matters reserved) for up to 150 residential dwellings (Use Class C3); up to 1,270sqm of commercial uses including hotel use (Use Class C1), retail uses (Use Class A1) and / or restaurant/cafe uses (Use Class A3); hard and soft landscaped open spaces, including children's play facilities; surface parking for vehicles and bicycles; alterations to existing vehicular and pedestrian access and highway layout; site levelling and groundworks; and all necessary supporting infrastructure and services. Full application for a 2,961sqm leisure centre (Use Class D2), including associated parking; open spaces; and children's play facility.

Miss Lisette Patching, Development Management Manager, advised that many of the representations made were in relation to the viability cost appraisal report. Miss Patching explained the reasons for requesting the viability cost appraisal. She reminded members that the application before them should be decided using local development planning policies, NPPF and planning practice guidance and following consideration of all material planning considerations.

Mr Rob Allan, Major Projects Team Leader, advised members that since the publication of the supplementary report further comments had been received from Lesley Whybrow, Mr Martin, Dr Burrell, Southern Water and a local resident. He then presented the main report and advised members of a change to part ii of the officer recommendation, which should refer to legal obligation, not legal agreement.

Mr Tony Jenson, KCC Highways and Transportation commented on the new road layout. He advised members that KCC are happy with the outline layout, he pointed out that the same quantum of parking would be provided, and the importance of cycle routes and traffic calming proposals which would be a safety gain for pedestrians.

Mr Brian Morgan, member of public, spoke against the application.

Ms Gillian Bond, member of public, spoke in support of the application.

Councillor Alan Ewart-James, ward councillor, spoke on the application.
Ms Sue Rowlands, applicant's agent, spoke on the application.

Proposed by Councillor Michael Lyons
Seconded by Councillor Clive Goddard and

RESOLVED:

- i That the Planning and Licensing Committee authorise the Development Management Manager to grant planning permission for the proposed development subject to the Environment Agency withdrawing its objection to the application following further discussions and any necessary amendments to the application relating to surface water drainage.**
- ii That the Development Management Manager be authorised to grant planning permission subject to the conditions set out below with any additional conditions or amendments to conditions she considers to be necessary following the submission of revised plans and drainage details and subject to a S106 planning obligation relating to the affordable housing and public space management and that delegated authority be given to the Development Management Manager to agree and finalise the wording of the conditions and the legal obligation.**
- iii In the event that following discussions the Environment Agency does not withdraw its objection to the application that the application be reported back to the Planning and Licensing Committee to consider the Environment Agency's outstanding concerns.**

Upon five members demanding a recorded vote names were taken voting for, against or abstaining as follows:

FOR: Councillors Goddard, Lyons, Martin, Pascoe and Wilkins (5)

AGAINST: Councillors Miss Govett, Laws, Peacock and Robinson (4)

ABSTENTIONS: Councillor Owen (1)

(Voting: For 5; Against 4; Abstentions 1)