



Development Control Committee

Held at: Council Chamber - Civic Centre Folkestone

Date: Tuesday, 3 May 2016

Present: Councillors Mrs Ann Berry, Clive Goddard,
Miss Susie Govett, Mrs Jennifer Hollingsbee,
Mrs Mary Lawes, Len Laws, Michael Lyons, Philip Martin,
David Monk, Mrs Susan Wallace and Roger Wilkins

Apologies for Absence: Councillors Richard Pascoe

Officers Present: Ben Geering (Head of Planning), Annabel Hemmings
(Senior Planning Officer), Sue Lewis (Committee
Services Officer), Lisette Patching (Development
Manager) and Wendy Simpson (Senior Planning Officer)

Others Present:

45. Declarations of Interest

Councillor David Monk declared a voluntary announcement in application Y15/0741/SH – Mill Farm, Mill Lane, Hawkinge. He is a member of Hawkinge Town Council but not on their planning committee. He remained in the meeting during discussion and voting on this item.

46. Minutes

The minutes of the meeting held on 8 March 2016 were submitted, approved and signed by the Chairman.

47. Report of the Head of Planning on Applications

1. Y15/1154/SH LAND ADJOINING 20 ENCOMBE SANDGATE KENT

Erection of 36 apartments in three blocks together with access road, parking spaces and associated landscaping.

Wendy Simpson, Senior Planning Officer informed the Committee that she had received a letter from a member of the public which highlighted issues on land slippage and footprint.

Members were informed of the following amendments to the report:

7.4 Should also refer to the 'Sandgate Village Design Statement'.

8.5 The sentence in brackets and the sentence following to be deleted.

8.9 and 8.20 Refer to the previous permission having expired but that permission remains extant.

8.94 The application for the 14 flats at Tram Road that has now been received and is not a reserved matters application to the extant outline permission but is a full application.

Mike Simmonds, applicant's agent spoke in support of the application.

Proposed by Councillor David Monk
Seconded by Councillor Philip Martin and

Resolved:

That, subject to the receipt of an acceptable heritage assessment that deals with the issues raised by Historic England, planning permission be granted subject to the conditions set out at the end of this report and the applicant entering into a S106 agreement to secure primary education, community services, open space/play space and affordable housing contributions and a wildlife habitat maintenance program; and that delegated authority be given to the Interim Head of Planning to add any further conditions required and negotiate the wording of the legal agreement.

(Voting: For 9; Against 2; Abstentions 0)

2. Y15/0741/SH MILL FARM MILL LANE HAWKINGE FOLKESTONE KENT

Outline application for residential development (14 houses) with access details. All other matters (appearance, landscaping, layout and scale) reserved for future consideration.

Hawkinge Town Councillor John Heasman spoke on the application.
Pam Przjemski, applicant's agent spoke in support of the application.

Proposed by Councillor Roger Wilkins
Seconded by Councillor Mrs Jenny Hollingsbee and

Resolved:

That planning permission be granted subject to the

conditions set out at the end of the report (to include the deletion of condition 5 and an additional condition relating to Lifetime Homes) and the completion of a S106 agreement to secure the affordable housing provision, library, education and play and open space contributions and payment for the provision of a street lamp with delegated authority given to the Interim Head of Planning to add any further conditions required and negotiate the wording of the agreement.

(Voting: For 8; Against 2; Abstentions 1)

3. Y15/0870/SH THE FORGE STONE STREET LYMPNE HYTHE KENT

Demolition of the existing building and construction of a new dwelling.

Lympne Parish Councillor John Burrows spoke on the application.

Proposed by Councillor Len Laws
Seconded by Councillor Philip Martin and

Resolved:

- 1. That planning permission be granted subject to the conditions set out at the end of the report.**
- 2. That a further condition be added to safe guard the parking on the site.**

(Voting: For 9; Against 0; Abstentions 2)

48. Appeals monitoring information - Quarter 4

Members noted the appeals monitoring information – quarter 4.

49. Unauthorised change of use of Land Adjacent to 10 Links Way, Littlestone, for the stationing of a mobile home

Report DC/15/21 considers the appropriate action to be taken regarding the unauthorised change of use that has taken place of a section of land adjacent to 10 Links Way, Littlestone, for the stationing of a mobile home. The land subject of this report was formerly part of the garden to number 10 Links Way before it was sold off, and has been vacant until recently when a mobile home was placed on the land. No planning permission has been granted for the use of the land for this purpose. This report recommends that an Enforcement Notice be served requiring the removal of the mobile home from the land.

Proposed by Councillor David Monk
Seconded by Councillor Michael Lyons and

Resolved:

- 1. To receive and note Report DC/15/21.**

2. **That an Enforcement Notice be served requiring the removal of the mobile home from the land.**
3. **That the Interim Head of Planning be given delegated authority to determine the exact wording of the Notice.**
4. **That the period of compliance with the Notice be (three) 3 months.**
5. **That the Head of Democratic Services and Law be authorised to take such steps as are necessary including legal proceedings to secure compliance with the Notice.**

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

50. **Unauthorised change of use of the Land at Little Woodland Farm, Woodland Road, Lyminge, Kent, CT18 8DP, for the stationing of a mobile home for use as an independent residential unit of accommodation**

Report DC/15/22 considers the appropriate action to be taken regarding the unauthorised change of use that has taken place at a residential property known as Little Woodland Farm, Woodland Road, Lyminge for the stationing of a mobile home for use as an independent residential unit of accommodation. The mobile home is located to the side and rear of the property within its residential curtilage. No planning permission has been granted for the use of the land for this purpose. This report recommends that an Enforcement Notice be served requiring the cessation of the unauthorised residential use of the mobile home and the removal of the mobile home from the land.

Proposed by Councillor Roger Wilkins
Seconded by Councillor Michael Lyons and

Resolved:

1. **To receive and note Report DC/15/22.**
2. **That an Enforcement Notice be served requiring the unauthorised residential use of the mobile home to cease and the removal of the mobile home and associated paraphernalia from the land.**
3. **That delegated authority be given to the Interim Head of Planning to serve an enforcement notice in relation to another mobile home on other land at Little Woodland Farm currently being investigated for residential use, if it is considered expedient to do so.**
4. **That the Interim Head of Planning be given delegated authority to determine the exact wording of the Notice(s).**
5. **That the period of compliance with the Notice(s) be (six) 6 months.**
6. **That the Head of Democratic Services and Law be authorised to take such steps as are necessary including legal proceedings to secure compliance with the Notice(s).**

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