

**THERE IS AN ORDINARY MEETING OF THE ABOVE COMMITTEE
IT WILL BE HELD ON 29TH MAY
IN THE PARISH COUNCIL OFFICE
STARTING AT 4.00pm**

P26/26 To Record those Present and list any Apologies

Those present: Councillors N Fursdon – Chairman, S Instance and S Parish, also present was the Proper Officer.

P27/26 To Declare any Disclosable Pecuniary Interests (DPI), Other Significant Interests (OSI's) or a Voluntary interest relating to items on the agenda.

None were reported

P28/26 Minutes

a) To note, agree and sign the following:

Minutes of the April meeting, having been previously circulated were agree as a true record and signed.

P29/26 To note the following application and agree any comments

1. 26/0663/FH, 4 Lourdes Manor Close. Conversion of garage to habitable room.

Having had the chance to look at the plans prior to the meeting, this application was supported.

2. 26/0630, Brooklands Farm. Stone Hill, Lawful Development Certificate (proposed) for installation of a rear dormer. No comments were required.

3. The Airport Cafe expansion 26/0686/FH/CON - original 23/1774/FH

A debate took place, the following was noted.

This planning application relates to an application to 23/1774/FH. While members noted that it was relating to various conditions members would like to raise concerns, to discharge Conditions 3, 7 and 12 relating to planning permission.

Since the original permission was granted, it appears that the operational layout of the Airport Cafe site has altered significantly. In particular, additional structures and uses have been introduced to the frontage of the site adjoining the A20, including a catering unit ("kebab bus") and associated external gas storage facilities.

These features do not appear to be reflected within the approved site arrangements or the plans submitted in support of the current discharge of conditions application.

The Contractor's Site Facilities Plan submitted pursuant to Condition 7 illustrates a site layout, vehicle circulation arrangements, contractor parking, welfare facilities, storage areas and access routes based upon a materially different configuration of the site. The apparent introduction of additional commercial structures and gas storage equipment has the potential to affect vehicle movements, visibility, access and egress arrangements, operational safety, servicing arrangements and the overall functioning of the site. Members believe the District Council should question these conditions without first considering whether the existing site circumstances remain consistent with the assumptions upon which the original permission was granted.

In particular, the cumulative impact of the additional commercial activity, structures and storage facilities on highway safety, site operation and visual appearance has not been fully assessed.

I think that we should request that Folkestone & Hythe District Council:

1. Undertake a full site inspection prior to determining the discharge of conditions application.
2. Establish whether the current site layout accords with the approved plans and permissions affecting the Airport Cafe site.
3. Consider whether the introduction of the catering vehicle, external gas storage and any associated operational changes constitute material changes requiring separate planning assessment.
4. Defer determination of the current discharge of conditions application until the planning status and implications of the altered site layout have been fully reviewed. Surely the discharge of conditions based on plans that may no longer accurately reflect the site as it currently operates would be premature and could undermine the proper assessment of highway safety, operational arrangements and overall planning impacts.

For ease of understanding I have included a plan with the items noted and their position, plus the blue crosses indicate floodlighting which the Parish Council considers this to be detrimental to the areas biodiversity.

The Clerk will send the above comments to the District Council

P30/26 To Note the decisions made by F&HDC

1 26/0531/FH/GPD, 7 Leafield Sellindge. Notification under the Town and Country Planning (General Permitted Development) (England) Order 2015 for a proposed single storey rear extension. Prior approval not required.

P31/26 Other Planning issues

a) proposal: appeal against refusal of 25/1404/FH - change of use of the swimming pool to a sui generis use to encompass domestic and light commercial use.

Location: Sycamore House, Moorstock Lane,

Hearing date: 15th July, in F&HDC Civic Centre avenue, starting at 10.00am

It was noted that the Parish Council had supported this application, and agreed a letter of support should be written to the Appeals Office.

P32/26 To consider any emergency planning items if required.

None was reported.

P33/26 Date of the next meeting to be agreed, and close

There being no further business the meeting closed at 5.00pm.