

Folkestone Town Council



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Folkestone,
Kent CT20 1DY
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Date of Publication: 7 February 2018

AGENDA

Meeting: **Planning Committee**
Date **Thursday 15 February 2018**
Time **7pm**
Place **Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.**

To: **The Planning Committee**
(All other Councillors for information via the website)

YOU ARE HEREBY SUMMONED to attend a meeting of the Planning Committee on the date and at the time and place shown above to transact the business shown on the agenda below. The meeting will be open to the press and public.

Any member who wishes to have information on any matter arising on the agenda which is not fully covered in these papers is requested to give notice prior to the meeting to the Town Mayor, Chairman of the Committee or Town Clerk.

Jennifer Childs
Town Clerk

- 1. APOLOGIES FOR ABSENCE**
To receive and approve any apologies for absence.
- 2. DECLARATIONS OF INTEREST**
To receive any declarations of either personal or prejudicial interest that Members may wish to make.
- 3. PLANNING COMMITTEE MEETING – 25th January 2018**
To receive the Minutes of the meeting of the Planning Committee held on 25th January 2018 and authorise the Chairman of the Committee to sign them as a correct record.

4. **APPLICATIONS FOR PLANNING CONSENT, APPEALS, PLANS TO DEVELOPMENT CONTROL COMMITTEE AND LICENSING**
(See attached list)
5. **LATE PLANNING APPLICATIONS**
To view any applications received since the preparation of the agenda.
6. **PREMISES LICENCES**
7. **LICENCE PROPERTY FORUM**
Deferred from the last meeting.
8. **TREES AT LANGHORNE GARDENS**
9. **KENT MINERALS AND WASTE LOCAL PLAN 2013-30 CONSULTATION**
Deferred from the last meeting.
10. **DCLG PARK HOMES CONSULTATION**
Deferred from the last meeting.
11. **DFT CONSULTATION – PROPOSALS FOR THE CREATION OF A MAJOR ROAD NETWORK**
Deferred from the last meeting.
12. **AGENDA ITEMS FOR NEXT MEETING**
13. **DATE OF NEXT MEETING**
Thursday 8th March 2018

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 25 January 2018 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Neil Jones, Jacqui Mead, Carol Sacre, Richard Theobald and Richard Wallace

ABSENT: Councillor Claire Jeffrey

IN ATTENDANCE: Councillors Ann Berry and John Collier
(in attendance until application Y17/1595/SH was discussed)

OFFICERS PRESENT: Vicky Deakin (Tourism and Community Events Officer)

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Martin Salmon and Roger West.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. PLANNING COMMITTEE MEETING 4th January 2018

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 4th January 2018 and to authorise the Chairman of the Committee to sign them as a correct record once the amendment had been made.

RESOLVED: That the Minutes of the meeting of the Planning Committee held on 4th January 2018 be received and that the Chairman of the meeting be authorised to sign them as a correct record once the amendment had been made.

Proposed: Councillor Richard Theobald

Seconded: Councillor Neil Jones

Voting: F:5, Ag:0, Ab: 0

4. APPLICATIONS FOR PLANNING CONSENT, APPEALS, PLANS TO DEVELOPMENT CONTROL COMMITTEE AND LICENSING

RESOLVED: That application Y17/1595/SH be brought forward in the meeting.

Proposed: Councillor Richard Wallace

Seconded: Councillor Richard Theobald

Voting: F:5, Ag:0, Ab: 0

Application no	Y17/1209/SH
Location	2 St Michaels Street
Proposal	Retrospective application for change of use from printing works (class B1(C) to car repair workshop/garage (use class B2)
Closing date	23 rd January 2018

Comment	No objection
Application no Location Proposal	Y17/1447/SH 1 Radnor Park Road Erection of a 3-storey block of 12 x self-contained flats for independent supported living units following demolition of the existing building
Closing date Comment	26 th January 2018 Object – The Committee has limited information on the redevelopment of the building to the rear boundary of the existing building. It still appears very overbearing and the design is not attractive.
Application no Location Proposal	Y17/1477/SH 67 Dover Road Change of use and conversion from existing dwelling to four self-contained flats with associated three storey rear extension
Closing date Comment	11 th January 2018 No objection subject to the daylighting angles to the neighbouring properties being to the normal guidelines. Parking is a subject of understandable concern but seems to be agreed by Shepway.
Application no Location Proposal	Y17/1497/SH B and M Store Park Farm Road Section 73 application for variation of condition 1 of planning permission Y14/1256/SH to enable an extension to the range of goods to be sold from the site
Closing date Comment	10 th January 2018 (originally deferred from 4.1.18 meeting) Deferred to the next meeting
Application no Location Proposal	Y17/1549/SH 12 Jointon Road Erection of 6 semi-detached dwellings and new access from Earls Avenue together with associated parking and landscaping following the removal of the rear extension to Kelston Lodge
Closing date Comment	29 th January 2018 No objection – an improved scheme.
Application no Location Proposal	Y17/1550/SH 111 Lynwood Erection of a first floor extension above existing single-storey side extension
Closing date Comment	4 th January 2018 (originally deferred from 4.1.18 meeting) Deferred to the next meeting
Application no Location Proposal	Y17/1564/SH Holy Trinity Church Sandgate Road Display of 2 no. non-illuminated freestanding noticeboards

Closing date	7 th February 2018
Comment	Deferred to the next meeting
Application no	Y17/1582/SH
Location	39 Cheriton Gardens
Proposal	Change of use and conversion of former care home into 13 no. micro-apartments with communal laundry, lounge, bins, cycle storage and associated landscaping together with the removal of existing conservatory and rear external fire escape (resubmission of Y17/0778/SH)
Closing date	4 th January 2018
Comment	Object – We have been unable to access the plans for the second meeting running due to computer problems at Shepway and Folkestone Town Council. But the Committee is concerned on the limited information available about parking for 13 units and landscaping.
Application no	Y17/1593/SH
Location	4 Grimston Avenue
Proposal	Alterations to roof, including new pitched roofs to existing front and rear dormers, insertion of side rooflights, enlargement of triangular windows and truncating of chimney to eaves level
Closing date	16 th January 2018 (originally deferred from 4.1.18 meeting)
Comment	Deferred to the next meeting
Application no	Y17/1595/SH
Location	Folkestone Sports Centre Radnor Park Avenue
Proposal	Erection of 12 two storey dwellings off Cornwallis Avenue, together with formation of an aerial trek course and erection of a proposed snowsports and outdoor activities facility at Folkestone Sports Centre and associated parking and landscaping
Closing date	23 rd January 2018
Comment	Object – The Committee is anxious for it to be proven that the profits of the development go towards new sports facilities and not merely repairs. The Committee notes the Highways Officer comments. The Committee is having difficulty with the onscreen plans and in view of the weight of objections it wishes to look at the hard copy plans. Obviously, we object and ask for referral to Planning and Licensing Committee. We would like more information on the covenant that objectors are referring to. The Committee would expect all native trees being removed to be replaced for which there seems ample room on site. We note the closing date of 23rd January, which we are outside of due to computer malfunction by Shepway, and request that we will be given extra time.
Application no	Y17/1609/SH

Location Retail Unit 2 Firs Farm Firs Lane
Proposal Change of use of existing retail unit (class A1) to a martial arts academy (class D2) with a small retail shop (class A1)
Closing date 6th February 2018
Comment Deferred to the next meeting

Application no Y17/1610/SH
Location Retail Unit 2 Firs Farm Firs Lane
Proposal Listed building consent for works in connection with the change of use of existing retail unit (class A1) to a martial arts academy (class D2) with a small retail shop (class A1) including the installation of four adverts
Closing date 2nd February 2018
Comment Deferred to the next meeting

Application no Y17/1611/SH
Location 6 Godwyn Road
Proposal Erection of a replacement dwelling
Closing date 29th January 2018
Comment Deferred to the next meeting

Application no Y17/1630/SH
Location 14 Segrave Road
Proposal Erection of single storey side extension
Closing date 31st January 2018
Comment Deferred to the next meeting

Application no Y18/0004/SH
Location Bouverie House Bouverie Road West
Proposal Erection of replacement 2.4 metre high security fencing including new pedestrian gate and sliding canterlever vehicle access gate
Closing date 8th February 2018
Comment Deferred to the next meeting

Application no Y18/0012/SH
Location 24 St Georges Road
Proposal Proposed conversion of an existing dwelling into 4 self-contained flats, rear extension following removal of the existing conservatory and removal of the existing garage
Closing date 31st January 2018
Comment Object – The Committee objects on the basis of over development but would certainly accept 3 flats. The neighbour’s comments on interference with daylight need clarity, the smallest flat seems too small.

Application no Y18/0018/SH
Location 14 Earls Avenue

Proposal	Felling of two sycamore trees situated within a conservation area
Closing date	29 th January 2018
Comment	Deferred to the next meeting
Application no	Y18/0030/SH
Location	48 St Martins Road
Proposal	Extension and alteration to roof to provide additional living accommodation, together with erection of a front porch
Closing date	31 st January 2018
Comment	Deferred to the next meeting
Application no	Y18/0036/SH
Location	114 Shorncliffe Road
Proposal	Erection of a single-storey rear extension, installation of decking following removal of the existing attached garage together with other external alterations including enlargement of existing driveway to provide off-street parking
Closing date	12 th February 2018
Comment	Deferred to the next meeting
Application no	Y18/0043/SH
Location	Flat A 203 Sandgate Road
Proposal	Works to trees situated within a conservation area comprising; fell one holm oak; 5 metres overall crown reduction of one copper beech and cut back to boundary of one cherry
Closing date	2 nd February 2018
Comment	Object to felling of holm oak. Tree Warden says nothing wrong with it. A good tree that should be retained.
Application no	Y18/0049/SH
Location	Flat 1 3 Christ Church Road
Proposal	Erection of a single storey rear extension, following removal of existing conservatory, plus new raised rear flat roof to existing adjoining extension
Closing date	7 th February 2018
Comment	Deferred to the next meeting
Application no	Y18/0053/SH
Location	16 Coolinge Lane
Proposal	Rolling consent to undertake the reduction in length of lateral branches of a cherry tree, subject of tree preservation order no 22 of 1988, once every 3-4 years for a maximum period of 12 years
Closing date	5 th February 2018
Comment	Deferred to the next meeting
Application no	Y18/0058/SH
Location	Garden Flat 40 Earls Avenue

Proposal Replacement UPVC windows to basement flat
Closing date 6th February 2018
Comment Deferred to the next meeting

Application no Y18/0077/SH
Location 39 Woodfield Close
Proposal Prune back canopy of a sycamore subject of tree preservation order no 15 of 2002 to provide 3 metres clearance from adjacent street lamp
Closing date 7th February 2018
Comment Deferred to the next meeting

Application no Y18/0081/SH
Location 28A Wear Bay Road
Proposal Erection of a side conservatory together with other external alterations
Closing date 9th February 2018
Comment Deferred to the next meeting

Town and Country Planning Act 1990
The Shepway (Land at Cricket Ground, North Road, Folkestone)
Tree Preservation Order No: 8 of 2017
Comment Deferred to the next meeting

KCC

Application no KCC/SH/0343/2017
Location Part of the former Pent Valley School, adjoining Bowen Road, Folkestone, CT19 4ED
Proposal Renewal of the temporary permission for the 'Sharman Block' modular building, erection of a 2.4 metre high fence and gates to separate it from the rest of the former Pent Valley School, construction of a 1.8 metre wide access path to a new 2.2 metre high gate onto Bowen Road, and erection of a 2.2 metre high fence between the building and the electric substation
Comment Object subject to there being more details on what the access actually serves. Bowen Road is a side road and the corner is 90 degrees. It is not clear whether the access will be a busy one or not.

OFFICERS REPORT

Application no Y17/1391/SH
Location The Grey House Dixwell Road
Proposal Retrospective application for the erection of a front extension
Comment Deferred to the next meeting

5. PREMISES LICENCE

Restaurant, 9 Tontine Street – Premise Grant – Café/Restaurant on ground floor

& basement with tables & bar; entrance also at 71 The Old High Street
Comment **Deferred to the next meeting**

6. **11A CHURCH STREET – Y17/1505/SH AND Y17/1506/SH**
The Town Clerk had indicated that the Planning Committee should flag objections on applications that are close to the closing date, so they can be sent separately on the Friday after the meeting and the Town Clerk will then pursue Shepway District Council approx. one week later to determine if there is any response.
7. **LICENCE PROPERTY FORUM**
To be deferred to the next meeting.
8. **KENT MINERALS AND WASTE LOCAL PLAN 2013-30 CONSULTATION**
To be deferred to the next meeting.
9. **DCLG PARK HOMES CONSULTATION**
To be deferred to the next meeting.
10. **DFT CONSULTATION – PROPOSALS FOR THE CREATION OF A MAJOR ROAD NETWORK**
To be deferred to the next meeting.
11. **AGENDA ITEMS FOR NEXT MEETING**
12. **DATE OF NEXT MEETING**
Thursday 15th February 2018

..... **Chairman**
15 February 2018

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 15th February 2018 at 7pm

Application no Y17/1123/SH
Location The Range Firs Lane
Proposal Crown reduction back to previous reduction points of three ash trees (T30, T31 and T32), all subject of tree preservation order no 6 of 1995
Closing date 16th February 2018
SDC Officer Mrs Jo Daniels

Application no Y17/1497/SH
Location B and M Store Park Farm Road
Proposal Section 73 application for variation of condition 1 of planning permission Y14/1256/SH to enable an extension to the range of goods to be sold from the site
Closing date 10th January 2018 – deferred from 4th January and 25th January
SDC Officer Mr Alexander Kalorkoti

Application no Y17/1539/SH
Location St Eanswythes Church of England Primary School Church Street
Proposal Installation of replacement front doors
Closing date 16th February 2018
SDC Officer Mr Alexander Kalorkoti

Application no Y17/1550/SH
Location 111 Lynwood
Proposal Erection of a first floor extension above existing single-storey side extension
Closing date 4th January 2018 – deferred from 4th January and 25th January
SDC Officer Mr Julian Ling

Application no Y17/1564/SH
Location Holy Trinity Church Sandgate Road
Proposal Display of 2 no. non-illuminated freestanding noticeboards
Closing date 7th February 2018 – deferred from 25th January
SDC Officer Mr Alexander Kalorkoti

Application no Y17/1593/SH
Location 4 Grimston Avenue
Proposal Alterations to roof, including new pitched roofs to existing front and rear dormers, insertion of side rooflights, enlargement of triangular windows and truncating of chimney to eaves level
Closing date 16th January 2018 – deferred from 4th January and 25th January
SDC Officer Mr Alexander Kalorkoti

Application no Y17/1594/SH
Location 78 Shorncliffe Road
Proposal Replacement of roof
Closing date 22nd February 2018
SDC Officer Katy Claw

Application no	Y17/1609/SH
Location	Retail Unit 2 Firs Farm Firs Lane
Proposal	Change of use of existing retail unit (class A1) to a martial arts academy (class D2) with a small retail shop (class A1)
Closing date	6 th February 2018 – deferred from 25 th January
SDC Officer	Miss Beth Lennon
Application no	Y17/1610/SH
Location	Retail Unit 2 Firs Farm Firs Lane
Proposal	Listed building consent for works in connection with the change of use of existing retail unit (class A1) to a martial arts academy (class D2) with a small retail shop (class A1) including the installation of four adverts
Closing date	2 nd February 2018 – deferred from 25 th January
SDC Officer	Miss Beth Lennon
Application no	Y17/1611/SH
Location	6 Godwyn Road
Proposal	Erection of a replacement dwelling
Closing date	29 th January 2018 – deferred from 25 th January
SDC Officer	Miss Louise Daniels
Application no	Y17/1630/SH
Location	14 Segrave Road
Proposal	Erection of single storey side extension
Closing date	31 st January 2018 – deferred from 25 th January
SDC Officer	Mr Alexander Kalorkoti
Application no	Y18/0004/SH
Location	Bouverie House Bouverie Road West
Proposal	Erection of replacement 2.4 metre high security fencing including new pedestrian gate and sliding canterlever vehicle access gate
Closing date	8 th February 2018 – deferred from 25 th January
SDC Officer	Mr Paul Howson
Application no	Y18/0018/SH
Location	14 Earls Avenue
Proposal	Felling of two sycamore trees situated within a conservation area
Closing date	29 th January 2018 – deferred from 25 th January
SDC Officer	Mrs Jo Daniels
Application no	Y18/0030/SH
Location	48 St Martins Road
Proposal	Extension and alteration to roof to provide additional living accommodation, together with erection of a front porch
Closing date	31 st January 2018 – deferred from 25 th January
SDC Officer	Mr Paul Howson

Application no	Y18/0036/SH
Location	114 Shorncliffe Road
Proposal	Erection of a single storey rear extension, installation of decking following removal of the existing attached garage together with other external alterations including enlargement of existing driveway to provide off street parking
Closing date	12 th February 2018 – deferred from 25 th January
SDC Officer	Miss Louise Daniels
Application no	Y18/0049/SH
Location	Flat 1 3 Christ Church Road
Proposal	Erection of a single storey rear extension, following removal of existing conservatory, plus new raised rear flat roof to existing adjoining extension
Closing date	7 th February 2018 – deferred from 25 th January
SDC Officer	Mr Julian Ling
Application no	Y18/0053/SH
Location	16 Coolinge Lane
Proposal	Rolling consent to undertake the reduction in length of lateral branches of a cherry tree, subject of tree preservation order no 22 of 1988, once every 3-4 years for a maximum period of 12 years
Closing date	5 th February 2018 – deferred from 25 th January
SDC Officer	Mrs Jo Daniels
Application no	Y18/0058/SH
Location	Garden Flat 40 Earls Avenue
Proposal	Replacement UPVC windows to basement flat
Closing date	6 th February 2018 – deferred from 25 th January
SDC Officer	Miss Katy Claw
Application no	Y18/0066/SH
Location	Land at Park Farm Road
Proposal	Redevelopment of the site to provide a hotel (4,979 sqm GIA) (use class C1), restaurant and café floorspace (847 sqm GIA) (use class A3) and two ‘drive through’ units (total 451 sqm GIA) together with a new vehicular and pedestrian access from Park Farm Road, parking, servicing and all hard and soft landscaping
Closing date	19 th February 2018
SDC Officer	Mr David Campbell
Application no	Y18/0077/SH
Location	39 Woodfield Close
Proposal	Prune back canopy of a sycamore subject of tree preservation order no 15 of 2002 to provide 3 metres clearance from adjacent street lamp
Closing date	7 th February 2018 – deferred from 25 th January
SDC Officer	Mrs Jo Daniels

Application no	Y18/0078/SH
Location	36 Foreland Avenue
Proposal	Erection of two storey side extension and single storey front extension
Closing date	16 th February 2018
SDC Officer	Mr Alexander Kalorkoti
Application no	Y18/0080/SH
Location	United Reformed Church Castle Hill Avenue
Proposal	Listed building consent for works to replace the single storey extension roof with a lead-free alternative
Closing date	20 th February 2018
SDC Officer	Miss Louise Daniels
Application no	Y18/0081/SH
Location	28a Wear Bay Road
Proposal	Erection of a side conservatory together with other external alterations
Closing date	9 th February 2018 – deferred from 25 th January
SDC Officer	Mr Paul Howson
Application no	Y18/0088/SH
Location	8 Quain Court Sandgate Road
Proposal	Retrospective application for the installation of 3 replacement UPVC windows
Closing date	20 th February 2018
SDC Officer	Miss Katy Claw
Application no	Y18/0103/SH
Location	5 Trinity Crescent
Proposal	Change of use and conversion from hotel (class C1) to five self contained flats, together with associated external alterations
Closing date	20 th February 2018
SDC Officer	Mr Paul Howson
Application no	Y18/0105/SH
Location	Squirrels Corner 2a Barbourne Gardens
Proposal	Installation of rear dormer
Closing date	22 nd February 2018
SDC Officer	Alexander Kalorkoti
Application no	Y18/0113/SH
Location	Land adjoining Broadmeadow Registered Care Centre Park Farm Road
Proposal	Reduction by approximately 3 metres (back to fence line) of 18 no. lateral limbs of two holm oaks subject of tree preservation order no 15 of 1998
Closing date	16 th February 2018
SDC Officer	Mrs Jo Daniels

Application no Y18/0117/SH
Location 4 Eton Walk
Proposal Installation of 2 windows to rear elevation and alteration to glass in existing front windows in connection with loft conversion
Closing date 20th February 2018
SDC Officer Miss Katy Claw

Application no Y18/0123/SH
Location 9 Pent Vale Close
Proposal Erection of single storey front and side extension to form lobby
Closing date 16th February
SDC Officer Miss Beth Lennon

Application no Y18/0138/SH
Location Flat B 9 Earls Avenue
Proposal Certificate of lawful development (existing) for the installation of three UPVC windows
Closing date 22nd February 2018
SDC Officer ??

Application no Y18/0149/SH
Location The Happy Frenchman Christ Church Road
Proposal Advertisement consent for 1x non-illuminated double sided hanging sign and signwriting to both side elevations of the existing building
Closing date 22nd February 2018
SDC Officer Miss Isabelle Hills

Town and Country Planning Act 1990
The Shepway (Land at Cricket Ground, North Road, Folkestone)
Tree Preservation Order No 8 of 2017
Deferred from 25th January 2018

Town and Country Planning Act 1990
The Shepway (Land at Engineer House, Burgoyne House and Land adjoining, West Road)
Tree Preservation Order No 11 of 2017

AMENDED

Application no Y17/1099/SH
Location Former Rotunda Amusement Park Marine Parade
Proposal Section 73 application for removal of conditions 41 (provision of sea sports centre) and 42 (provision of beach sports centre) and for the variation of conditions 4 (reserved matters), 6 (phasing), 7 (reserved matters details), 15 (public realm), 16 (play space/amenity facilities), 18 (public toilets), 21 (wind flow mitigation), 23 (heritage assets), 25 (bus stop) and 37 (wave wall) of planning permission Y12/0897/SH (outline planning application with all matters (access, scale, layout, appearance, landscaping) reserved for the redevelopment of the harbour and seafront to provide a comprehensive mixed use development comprising up to 1000 dwellings (C3), up to 10,000 square metres of commercial floorspace including A1, A3, A4, A5, B1,

D1 and D2 uses as well as seaports and beach sports facilities. Improvements to the beaches, pedestrian and cycle routes and accessibility into, within and out of the seafront and harbour, together with associated parking, accompanied by an environmental statement) to enable changes to the plot shapes, footprints, maximum height, changes to parameter plans, levels, parking arrangements, and alterations to the environmental statement.

Closing date 19th February 2018
SDC Officer Mr David Campbell

Application no Y17/1426/SH
Location 43 Foreland Avenue
Proposal Alterations and extension to front porch together with erection of a two storey side extension with rear balcony and single storey rear extension, following demolition of single storey side extension and garage. Alternative scheme to that approved under Y16/1394/SH
Closing date 19th February 2018
SDC Officer Miss Katy Claw

OFFICERS REPORT

Application no Y17/1391/SH
Location The Grey House Dixwell Road
Proposal Retrospective application for the erection of a front extension
Deferred from 25th January 2018

Licensing

WK/201802567 - Restaurant, 9 Tontine Street – Premise Grant – Café/Restaurant on ground floor & basement with tables & bar; entrance also at 71 The Old High Street
Closing date 14th February 2018 – deferred from 25th January

WK/201803039 - Bar 39, Ground Floor, 39 Tontine Street – Premise Grant – Café/Bar – On and off sale of alcohol and recorded music
Closing date 18th February 2018

WK/201802680 – Bank Bar, Basement Business Premises, 2 Castle Hill Avenue – Premise Review – Bar – On and off sale of alcohol, recorded music and late night Refreshment
Closing date 21st February 2018

WK/20180391 – Unit 1, The Barn, Firs Farm, Firs Lane – Premise Grant – Hairdresser and Beauty Salon wishing to sell a glass of wine to clients
Closing date 28th February 2018

KENT COUNTY COUNCIL

The Kent County Council (Various roads, the District of Shepway) (20mph, 30mph, 40mph, 50mph speed limits and derestricted roads) amendment no 11 order 2018.

Application no KCC/SH/0343/2017
Location Part of the former Pent Valley School, adjoining Bowen Road
Proposal Renewal of the temporary permission for the 'Sharman Block' modular building, erection of a 2.4 metre high fence and gates to separate it from the rest of the former Pent Valley School, construction of a 1.8 metre wide access path to a new 2.2 metre high gate onto Bowen Road, and erection of a 2.2 metre high fence between the building and the electric substation

Comment 25.1.18 **Object subject to there being more details on what the access actually serves. Bowen Road is a side road and the corner is 90 degrees. It is not clear whether the access will be a busy one or not.**

Response received from Helen Edwards.



Town and Country Planning (Local Planning) (England) Regulations 2012

Kent Minerals and Waste Local Plan 2013-30

Mineral Sites Plan Options

Partial Review of the Kent Minerals and Waste Local Plan 2013-30

The Kent Minerals and Waste Local Plan 2013-30 (KMWLP) was adopted by Kent County Council in July 2016 as part of its responsibility to plan for future mineral supply and waste management within Kent.

The Plan sets out the Council's planning strategy for minerals and waste development in Kent. It also commits the Council to identifying and allocating land considered suitable for minerals and waste development in separate Waste and Mineral Sites Plans.

As part of this work the Council is now consulting on a number of Mineral Site Options and a Partial Review of the KMWLP to modify various waste and safeguarding policies.

The consultation runs from **19th December 2017 to Thursday 29th March 2018**

All documents relating to the public consultation are available to view in the main libraries within Kent as well as online at <http://consult.kent.gov.uk/portal/>.

Should you wish to speak to a member of the Minerals and Waste Planning Policy Team then please contact **03000 422370** or email mwlp@kent.gov.uk

Comments can be submitted in the following ways:

- **Using the online forms at <http://consult.kent.gov.uk/portal/>**
- **Emailed to mwlp@kent.gov.uk**
- **Sent to KCC Minerals and Waste Planning Policy, First Floor, Invicta House, County Hall, Maidstone, Kent, ME14 1XX**

15 DECEMBER 2017

PC09-17 | REVIEW OF PARK HOMES LEGISLATION

Executive Summary

The Department for Communities and Local Government is carrying out the review in two parts. Part 1 was published in April 2017 and sought evidence on fairness of charges, the transparency of site ownership and on experience of harassment. A copy of the paper is available [here](#).

The Department is currently consulting on [Part 2 of the review](#). It is calling for evidence on how effective local authority licensing has been; how well the procedures for selling mobile homes, making site rules and pitch fee reviews are working and whether “fit and proper” controls need to be applied in the sector.

Context

There are around 85,000 park homes on 2,000 sites in England. Park home living is a unique tenure where the resident owns their home, but pays a pitch fee to the owner of the site for the right to station it on their land. Not all sites are managed well and there is still evidence that some site owners do not fully comply with their responsibilities or respect the rights of residents.

The Mobile Homes Act 2013 made significant changes to the law on park homes and marked the Government’s commitment to giving better rights and protection to park homeowners, whilst ensuring that honest professional site owners are not faced with unfair competition from rogue operators.

The Act also introduced a new local authority site licensing regime which gave local authorities substantial new enforcement powers. The Government gave a commitment to review park homes law in 2017.

Main NALC Positions

Whilst NALC has no specifically adopted position on park homes we will be responding to the Part 2 Call For Evidence and making the two below main points;

- in some parished areas individuals buy up land for a pitch, build a park home and a few years later apply for and are often granted retrospective planning permission by a principal authority to build a physical property (this can cause issues with some parishes); &

- parish councils are still not statutory consultees on all aspects of licensing in their areas (including on park homes).

Main Areas of Interest

- 1) What do you think might be the barriers confronting local authorities in prosecuting for [park home] licensing breaches?
- 2) What challenges are faced by residents, site owners, local authorities and parish councils with the new process of issuing site rules created by the Mobile Homes Act 2013?
- 3) Does the 2013 Act provide local authorities with sufficient powers and resources to deal with abuse of residents and the poor management of sites?
- 4) What do you think are the main barriers to local authority enforcement in the sector and how could Government support greater enforcement action?

Your Views

Please email your responses to this consultation to chris.borg@nalc.gov.uk by 17.00 on Friday 26th January 2018.

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Georgina Wilson

From: Jennifer Childs
Sent: 09 January 2018 15:00
To: Georgina Wilson
Subject: FW: DfT consultation - Proposals for the Creation of a Major Road Network

For planning.

From: Terry Martin [mailto:chief.executive@kentalc.gov.uk]
Sent: 09 January 2018 14:58
Subject: DfT consultation - Proposals for the Creation of a Major Road Network

Dear Member Councils

The Department for Transport is currently consulting on proposals for the creation of a Major Road Network (see <https://www.gov.uk/government/consultations/proposals-for-the-creation-of-a-major-road-network>). **The deadline for comments is 19 March 2018.** The consultation asks for views on:

- how to define the Major Road Network
- the role that local, regional and national bodies will play in the Major Road Network investment programme
- which schemes will be eligible for Major Road Network funding

The consultation is considering general principles and criteria and both KALC and NALC will be responding to the consultation. If your Council responds to the consultation, could you please send us a copy of your response and we will pass it on to NALC and our Transport Advisory Committee.

Kind Regards

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