



# Agenda

Meeting: **Planning and Licensing Committee**  
Date: **20 May 2025**  
Time: **7.00 pm**  
Place: **Council Chamber, Civic Centre, Folkestone**

To: **All members of the Planning and Licensing Committee**

The committee will consider the matters, listed below, at the date, time and place shown above. The meeting will be open to the press and public.

Members of the committee, who wish to have information on any matter arising on the agenda, which is not fully covered in these papers, are requested to give notice, prior to the meeting, to the Chairman or appropriate officer.

This meeting will be webcast live to the council's website at <https://folkestone-hythe.public-i.tv/core/portal/home>.

Although unlikely, no guarantee can be made that Members of the public in attendance will not appear in the webcast footage. It is therefore recommended that anyone with an objection to being filmed does not enter the council chamber.

***Please note there will be 37 seats available for members of the public, which will be reserved for those speaking or participating at the meeting. The remaining available seats will be given on a first come, first served basis.***

12. **Supplementary information (Pages 3 - 6)**

**Queries about the agenda? Need a different format?**

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## PLANNING AND LICENSING COMMITTEE

20<sup>th</sup> May 2025

**1. 23/1925/FH Land Rear of Barnstormers, Stone Street, Stanford, TN25 6DF  
(Pages 13 - 66)**

Erection of four dwellings, together with access, parking and landscaping.

**Local resident, Pete Maddox, to speak against the application**

**Cllr Graham Horner, on behalf of Stanford PC, to speak on application**

**Grace Clements, agent, to speak on application**

**2. 21/1488/FH Yew Tree Farm, Stone Street, Stanford, Ashford, TN25 6DH  
(Pages 67 - 98)**

Retrospective application for the change of use of land for the provision of supervised practical training in the use of construction plant and machinery.

**Local resident, Stephen Cave, to speak against the application**

**Cllr Graham Horner, on behalf of Stanford PC, to speak on**

**Matt Judge, agent, to speak on application**

**3. 23/2061/FH Land Opposite Kinross, Rectory Lane, Lyminge, CT18 8EG  
(Pages 99 - 138)**

Erection of 3no. detached dwellings with carports.

**Local resident, Richard Duce, to speak against the application**

**Hannah Garlinge, agent, to speak on application**

**4. 24/0063/FH Plot F, Land Rear of Plot 15, Collins Road, New Romney, TN28  
8LH  
(Pages 139 - 158)**

3no new industrial buildings subdivided into 8no units including parking, access and associated works.

**5. 25/0077/FH 2A St Michaels Street, Folkestone, CT20 1LW  
(Pages 159 - 176)**

Conversion and alterations to existing garage unit (use class B2) to create 1 no. 2 bedroom apartment (use class C3) with external amenity space and bin and bike storage. Alterations to rear extension and existing balcony above.

**6. 25/0608/FH/CON Dale House, Land Adj Coxhole Farm, Bossingham Road, Stelling Minnis, Canterbury, CT4 6AQ  
(Pages 177 - 186)**

Approval of details pursuant to conditions 3 (water usage), 5 (sustainability construction techniques), 6 (materials), 7 (hard and soft landscaping) ,and 10 (biodiversity) of planning permission 20/1109/FH.

**7. 25/0609/FH/CON Dale House, Land Adj Coxhole Farm, Bossingham Road, Stelling Minnis, Canterbury, CT4 6AQ  
(Pages 187 - 194)**

Approval of details pursuant to conditions 3 (materials) & condition 6 (biodiversity) of planning permission 23/0180/FH.

**8. Appeal Decisions Received  
(Pages 195 - 292)**

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

**Supplementary Information**

Item 3: 23/2061/FH Land Opposite Kinross, Rectory Lane, Lyminge, CT18 8EG  
(Pages 99 - 138)

**Balancing Exercise**

The location of the application site outside of the defined settlement boundary of Lyminge is acknowledged and has been addressed previously in the report to Planning & Licensing Committee of 11 February 2025. The site is not isolated, and the proposed development would be in broad accordance with the NPPF in this respect.

Paragraph 11 of the NPPF sets out that in the process of decision taking, decision makers should apply a presumption in favour of sustainable development, which means that:

*Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless*

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to*

*sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination*

The footnote to paragraph 11 sets out that policies relating to housing development are to be considered out of date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, which is often referred to as “the tilted balance”. The balancing exercise is tilted from a neutral balance to one where there must be compelling reasons for permission to be withheld - where the protection of, for example, valued landscapes, designated heritage assets or sites designated for their ecological interest provides a **strong** reason for refusal or where the adverse impacts of granting permission would **significantly and demonstrably outweigh** any benefits (emphasis added).

The Council is currently only able to demonstrate 3.1 years supply of deliverable housing sites and cannot therefore demonstrate a five-year supply as required by the NPPF, engaging the tilted balance and rendering policies relating to the location of residential development in the countryside “out of date”.

Having considered the key issues associated with the proposal, officers have concluded that the application is acceptable, the development does not meet the threshold of criterion i above and planning permission should not be refused on this basis. In respect of criterion ii, it is considered that the location is sustainable, and the development is well-designed, with no material planning harm, irrespective of the “tilted balance”. Indeed, Lyminge is identified as a ‘Rural Centre’ within the Core Strategy, where modest expansion outside current built limits can be accepted, subject to consideration of all other material planning considerations.

Consequently, having regard to the requirements of paragraph 11 of the NPPF, Officers maintain the view that planning permission should be granted subject to conditions.

### **Representations**

Three additional representations received objecting to the proposal on the following grounds.

- Additional detail and amendments should be subject to further consultation
- Additional detail and amendments do not overcome earlier objections
- Overbearing impact upon existing residents
- Views will continue to be obtrusive in wider landscape and adversely affect National Landscape
- Development is contrary to Core Strategy policy SS1 as it outside the village boundary
- A refusal would not be subject to an award of costs
- Limited access to site
- Impact to wildlife
- Loss of tranquility
- Amendments hardly change original proposal
- No foul drainage in Rectory Lane

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