

Planning and Licensing Committee

Held at:	Council Chamber, Civic Centre, Folkestone
Date	Tuesday, 20 May 2025
Present	Councillors Mike Blakemore, Polly Blakemore, Tony Cooper, Gary Fuller, Clive Goddard, David Godfrey (In place of Mrs Jennifer Hollingsbee), Nicola Keen (Vice-Chair), Adrian Lockwood, Jackie Meade (Chair), Rebecca Shoob and Paul Thomas
Apologies for Absence	Councillor Mrs Jennifer Hollingsbee and Councillor Anita Jones
Officers Present:	Robert Allan (Principal Planning Officer), Rob Bailey (Development and Enforcement Manager), Alex Baker (Committee Services Officer), Ross McCardle (Principal Planning Officer), Helena Payne (Development Management Team Leader), Jemma West (Democratic Services Team Leader) and Danielle Wilkins (Planning Officer)

20. **Declarations of Interest**

In respect of 21/1488/FH, Councillor Godfrey declared he is a friend of the applicant.

21. **Minutes**

The minutes of the meeting held on 15 April 2025 were approved as a correct record.

22. **23/1925/FH - Land Rear of Barnstormers, Stone Street, Stanford, TN25 6DF**

This was an application for the erection of four dwellings, together with access, parking and landscaping.

Local resident, Pete Maddox, spoke against the application
Cllr Graham Horner, on behalf of Stanford PC, spoke on the application
Grace Clements, agent, spoke on the application

Proposed by Councillor Meade
Seconded by Councillor Polly Blakemore; and,

Resolved:

That planning permission be granted subject to the conditions set out at the end of the report and the applicant entering into a S106 legal agreement, and that delegated authority be given to the Chief Planning Officer to agree and finalise the wording of the conditions and the legal agreement and add any other conditions that he considers necessary.

(Voting: 7 For, 4 Against, 0 Abstentions)

23. 21/1488/FH - Yew Tree Farm, Stone Street, Stanford, Ashford, TN25 6DH

This was a 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, spoke against the application
Cllr Graham Horner, on behalf of Stanford PC, spoke on the application
Matt Judge, agent, spoke on the application

Proposed by Councillor Keen
Seconded by Councillor Thomas; and,

Resolved:

That planning permission be refused for the reason(s) set out at the end of the report.

(Voting: 6 For, 4 Against, 1 Abstention)

24. 23/2061/FH - Land Opposite Kinross, Rectory Lane, Lyminge, CT18 8EG

This was an application for the erection of 3no. detached dwellings with carports.

The application was deferred at the meeting of the Planning Committee in February 2025 following Members' request for officers to seek amendments to the scheme to reduce the impact of the development on the character and appearance of the street scene and the scenic quality of the national landscape.

**Local resident, Richard Duce, spoke against the application
Hannah Garlinge, agent, spoke on the application**

An alternative motion was drafted, proposed by Councillor Mike Blakemore and seconded by Councillor Keen, to refuse the application on the grounds of effect on visual amenity, the impact on the national landscape and the development falling outside of the settlement boundary.

(Voting: 3 For, 9 Against, 0 Abstentions)

The motion was therefore lost.

Proposed by Councillor Goddard
Seconded by Councillor Thomas; and,

Resolved:

That planning permission be granted subject to the conditions set out at the end of the report and that delegated authority be given to the Chief Planning Officer to agree and finalise the wording of the conditions and add any other conditions that he considers necessary.

(Voting: 8 For, 3 Against, 0 Abstentions)

25. 24/0063/FH - Plot F, Land Rear of Plot 15, Collins Road, New Romney, TN28 8LH

This was an application for 3no new industrial buildings subdivided into 8no units including parking, access and associated works.

The Planning Officer advised the Committee of comments received from KCC Ecology raising no additional objections, subject to one additional condition in relation to biodiversity enhancements.

Proposed by Councillor Meade
Seconded by Councillor Thomas; and,

Resolved:

That planning permission be granted subject to and the conditions set out at the end of the report and an additional condition in respect of biodiversity enhancements, and that delegated authority be given to the Chief Planning Officer to agree and finalise the wording of the conditions and add any other conditions that he considers necessary.

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

26. **25/0077/FH - 2A St Michaels Street, Folkestone, CT20 1LW**

This was an application for a 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.

The Principal Planning Officer advised the Committee that the agent has updated a plan showing the retention of the balcony on the roof.

Proposed by Councillor Goddard

Seconded by Councillor Mike Blakemore; and,

Resolved:

That planning permission be granted subject to the conditions set out at the end of the report and that delegated authority be given to the Chief Planning Officer to agree and finalise the wording of the conditions and add any other conditions that he considers necessary.

(Voting: 10 For, 0 Against, 1 Abstentions)

27. **25/0608/FH/CON - Dale House, Land Adj Coxhole Farm, Bossingham Road, Stelling Minnis, Canterbury, CT4 6AQ**

This was an application for the 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.

The Development Management Team Leader talked Members through each of the relevant conditions.

Proposed by Councillor Goddard

Seconded by Councillor Meade; and,

Resolved:

That the condition submission be approved in accordance with the details and documents provided. That the informatives included at the end of the report be attached to the approval, and authorisation is given to the Chief Planning Officer to amend the wording of these/include additional informatives that he considered necessary.

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

28. 25/0609/FH/CON - Dale House, Land Adj Coxhole Farm, Bossingham Road, Stelling Minnis, Canterbury, CT4 6AQ

This was an application for the approval of details pursuant to conditions 3 (materials) and 6 (biodiversity) of planning permission 23/0180/FH.

The Development Management Team Leader talked Members through each of the relevant conditions.

Proposed by Councillor Meade
Seconded by Councillor Keen; and,

Resolved:

That the condition submission be approved in accordance with the details and documents provided. That the informatives included at the end of the report be attached to the approval, and authorisation is given to the Chief Planning Officer to amend the wording of these/include additional informatives as he feels is appropriate.

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

29. Appeal Decisions Received

This report was for information only. It provided a planning performance update, set out the appeals determined since the previous report to the Planning and Licencing Committee in December 2024, together with commentary on each, and reported appeal performance over the previous fiscal year.

Members resolved to note the report.