

Minutes of a meeting of the **PLANNING & ENVIRONMENT COMMITTEE**  
held on Monday 19<sup>th</sup> May 2025 at 6.00pm.

**Present: Councillors M. Beach, S. Crump, P. Harston, B. Jones, Mrs J. Jones, D. Lewis and A. May.**

In attendance:  
Planning Clerk Mrs Diane Cavey  
0 Members of the public

#### 106. ELECTION OF CHAIRMAN

Cllr Bob Jones (in the Chair) welcomed those present to the meeting:

Two nominations for Chairman of the Planning Committee

1. Councillor Anthony May
2. Councillor Maria Beach

Councillor Mrs J. Jones said she felt Councillor A. May had done a good job in the previous year and now had experience to continue as Chairman for the following year. Councillor M. Beach said "I would like to be Chair and gain experience in the role"

A vote was taken and the result is as follows:

Councillor A. May 5 votes

Councillor M. Beach 2 votes

**RESOLVED: That Cllr A. May be elected as Chairman of the Planning and Environment Committee having received the majority of votes.**

Proposed by Cllr B. JONES + FOR 5  
Seconded by Cllr J. JONES ABSTAIN 2  
Cllr M. BEACH  
Cllr P. Harston  
Any 07/07/25

#### 107. STATEMENT FROM THE CHAIR OF THE PLANNING COMMITTEE

As the Chair of the Planning Committee, I would like to make a statement for the benefit of all Councillors present at this meeting and for members of the public.

The applications before you and indeed any applications in the future must be considered on Planning merits only. It is essential that Councillors adhere to this principle and ensure that their decisions are based on the papers before you and any information provided to you during this meeting.

I must stress this is not a forum to discuss any ancillary issues relating to the planning application or indeed any other matters. Councillors must not bring up or discuss any matters not included on the agenda issued to them.

#### 108. APOLOGIES FOR ABSENCE Councillor D. Chapman – Holiday

#### 109. ABSENT Councillor Mrs K. Rye Councillor A. Duncan

#### 110. DECLARATIONS OF INTEREST None

**111. QUESTIONS FROM THE PUBLIC**

No members of the public present.

**112. MINUTES**

- a) The minutes of the Planning meeting held on the 7<sup>TH</sup> April 2025 were signed by the Chairman as a true record.

**Proposed by Cllr Bob Jones and seconded by Cllr Maria Beach**

**For: 7**

**Unanimous**

**113. PLANNING APPLICATIONS**

- a) **25/0691/FH THE DOLPHIN HOTEL SOUTH STREET LYDD KENT**

**Proposal:** Advertisement consent for 5 new illuminated and non-illuminated signs.

**RESOLVED: To support the proposal for application 25/0691/FH**

**Proposed by Cllr B. Jones and seconded by Cllr Mrs J. Jones**

**Voting in support of the proposal**

**For: 7**

**Unanimous**

- b) **25/0675/FH 16 BALDWIN ROAD GREATSTONE KENT**

**Proposal:** Replacement garage and studio following demolition of existing garage.

Cllr May said he had looked at the property in question and can see the garage and a tent that is being used as a car port. Cllr May commented the proposal is not overlooking neighbouring properties.

**RESOLVED: To support the proposal for application 25/0675/FH**

**Proposed by Cllr Mrs J. Jones and seconded by Cllr P. Harston**

**Voting in support of the proposal**

**For: 7**

**Unanimous**

- c) **25/0495/FH LAND ADJACENT TO 7A MANOR ROAD LYDD KENT**

**Proposal:** Detached two storey dwelling including double garage with associated hard and soft landscaping and parking.

Cllr Mrs J. Jones commented the area was small and could not see how a detached property could fit in such a small space.

Cllr M Beach commented the proposal is over development and Cllr B. Jones agreed

Cllr B. Jones commented the impact on the road would be great due to visiting cars so close to roundabout. The path is narrow which children use for the local school and the youth club. I propose we object to the proposal.

**RESOLVED: To object to the proposal for application 25/0495/FH which was not supported by the committee due to taking into consideration:**

1. Over development in a small space.
2. Highways- Resident cars and visiting cars so close to a roundabout.
3. Narrow path which is used by children attending the local school and youth club.

**Proposed by Cllr B. Jones and seconded by Cllr M. Beach**

**Unanimous vote to object to the proposal 25/0495/FH**

**d) 25/0838/FH      234 THE PARADE GREATSTONE KENT**

**Proposal:** Application for prior approval under schedule 2, part 1 – class AA (General permitted development order 2015) for the enlargement of a dwelling house by construction of additional storey with a maximum height 3.45 metres.

Cllr T. May commented the resident had already started to tidy the porch and wants to go up but not as high as the neighbouring properties. The eaves will be raised with no side windows so will not overlook the neighbour.

Cllr B. Jones commented the proposal was within general permitted development

**RESOLVED: To support the proposal for application 25/0838/FH**

**Proposed by Cllr Mrs J. Jones and seconded by Cllr D. Lewis**

**Voting in support of the proposal**

**For: 7**

**Unanimous**

**e) 25/0792/FH      WALLAND HALL 66 HIGH STREET LYDD KENT**

**Proposal:** Works to trees subject to TPO No.01 of 1974 T1 Yew reduce by up to 2 metres in height and lateral spread, T2 reduce by up to 2 metres in height and lateral spread, T3 Sycamore reduce by up to 3 metres in height and 2 metres laterally and remove all Ivy.

Cllr B. Jones declared an interest so would abstain from the vote.

**RESOLVED: To support the proposal for application 25/0792/FH**

**Proposed by Cllr Mrs J. Jones and seconded by Cllr S. Crump**

**Voting in support of the proposal**

**For: 6**

**Abstain: 1 (Councillor B. Jones)**

**f) 25/0814/FH      41 THE PARADE GREATSTONE KENT**

**Proposal:** New shed

**RESOLVED: To support the proposal for application 25/0814/FH**

**Proposed by Cllr B. Jones and seconded by Cllr P. Harston**

**Voting in support of the proposal**

**For: 7**

**Unanimous**

**g) 25/0765/FH      EASTVIEW DUNGENESS ROAD DUNGENESS KENT**


**Proposal:** Variation of condition 2 (approved plans) of planning permission 24/0424/FH to allow for changes to chimney positioning, increase dining space, height of eaves and adjustment to window and door configurations.

Cllr T. May has looked at the site and all that is standing is the central chimney. Councillors agreed to support the application taking into consideration the following comment.

**Comment:** Councillors would like to see existing features of the chimney preserved. The buildings have historical features which complement the Dungeness SSSI site.

**RESOLVED:** To support the proposal for application 25/0765/FH  
Proposed by Cllr B. Jones and seconded by Cllr M. Beach  
Voting in support of the proposal taking into consideration the comments  
regarding the SSSI site.  
For: 7  
Unanimous

The meeting closed at 6.47pm

Chairman 

Date 07<sup>th</sup> July 2025