

Minutes of a meeting of the **PLANNING & ENVIRONMENT COMMITTEE**
held on Monday 7th April 2025 at 6.00pm.

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

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

71. 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.

72. APOLOGIES FOR ABSENCE
Councillor D. Chapman – Holiday

73. ABSENT
Councillor Mrs K. Rye

74. DECLARATIONS OF INTEREST
None

75. QUESTIONS FROM THE PUBLIC
No members of the public present.

76. MINUTES
a) The minutes of the Planning meeting held on the 3rd March 2025 were signed by the Chairman as a true record.
Proposed by Cllr Bob Jones and seconded by Cllr Maria Beach
For: 7
Unanimous

77. PLANNING APPLICATIONS
a) **25/0462/FH BALCONY VILLA HARDEN ROAD LYDD KENT**
Proposal: Retention of existing front conservatory and construction of new side porch.
RESOLVED: To support the proposal for application 25/0462/FH
Proposed by Cllr Mrs J. Jones and seconded by Cllr P. Harston
Voting in support of the proposal
For: 7
Unanimous

b) **25/0303/FH JAARLEN 11 JAARLEN ROAD LYDD KENT**

Proposal: Part retrospective application for use of outbuilding as an annex and proposed extensions to front and side with roof alterations to accommodate living space with Velux.

Councillor Anthony May read out the following statement regarding retrospective planning:

Retrospective planning permission is a process where approval is sought for development or alterations to a property after the work has already been completed without prior planning permission. It essentially involves requesting permission for work that has already been done. While it can be a way to rectify a planning breach, it's not a guarantee of approval, and refusal can lead to enforcement action.

Cllr Bob Jones commented there was enough land and he could see no issues.
Cllr Mrs Jean Jones commented it was in keeping and a great idea.

RESOLVED: To support the proposal for application 25/0303/FH

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

Voting in support of the proposal

For: 7

Unanimous

c) **25/0270/FH 108 COAST DRIVE LYDD-ON-SEA KENT**

Proposal: Raising of roof to include second storey, rear extension to west elevation, partial demolition of existing garage to south elevation and single storey extension to north elevation, addition of Juliet balconies to front and rear, solar panels and dormer to northern roof slope. Single storey extension on the east elevation (front). Creation of new access and driveway onto a classified road.

RESOLVED: To support the proposal for application 25/0270/FH

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

Voting in support of the proposal

For: 7

Unanimous

d) **25/0290/FH PEACOCK HOUSE DENNES LANE LYDD KENT**

Proposal: Removal of condition 2 (confinement purpose within class usage (C2) of planning permission 86/1094/FH to allow for the occupation and any use falling within Class C2.

Cllr Bob Jones commented he had a zoom meeting with the CEO and the home was to be used for private clients.

Cllr Jean Jones commented the clientele would be broadened.

RESOLVED: To support the proposal for application 25/0290/FH

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

Voting in support of the proposal

For: 7

Unanimous

78. ADDITIONAL APPLICATION

a) 25/0317/FH 11 MERRITT ROAD GREATSTONE KENT

Proposal: Temporary change of use of annex to self-contained dwelling for a period of 5 years.

RESOLVED: To support the proposal for application 25/0317/FH

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

Voting in support of the proposal

For: 7

Unanimous

79. FOLKESTONE AND HYTHE DISTRICT COUNCIL

Re-opening of the 'call for sites'

Good afternoon,

We are writing to you to inform you that the District Council will be re-opening the 'call for sites'.

This is the first stage in producing a Housing and Economic Land Availability Assessment (HELAA), an important evidence document to inform the next local plan.

We will be sending you a poster, by post, and we would be grateful if this could be placed on your parish notice board for the public to view.

We are inviting new sites to be submitted by a wide range of people, such as landowners, planning agents, public bodies, local community groups and individuals. We are also inviting your parish/town council to suggest any sites you think may be suitable.

We are seeking land for a range of uses, such as for residential (including plots for self-build homes, community housing projects and Gypsy and Travellers pitches), employment and community uses. In addition, we are also seeking sites for green infrastructure, such as land that could be used for open space, contribute to nature, or be formally designated as 'local green spaces' (green areas of particular importance to local communities).

Dates

The call for sites re-opens on **Thursday 13th March** and will run for 6 weeks, closing at **5pm on 24th April 2025**.

How to submit sites

Sites can be submitted online, via our Place Maker site, a map-based system that will allow those submitting to draw the land they want to be considered directly onto a map. This is the preferred method for submitting land to enable accuracy and to reduce administrative work.

For more information and to submit a site, please visit <https://www.folkestone-hythe.gov.uk/planning-policy/call-sites>

What happens after the consultation?

Once submitted, sites will be subject to a detailed assessment to evaluate whether they are suitable, available and deliverable, with input from statutory bodies, such as Kent Highways, Kent Downs National Landscapes Unit and the Environment Agency. When the assessment is complete, the promoters of the sites will be given the opportunity to fact check the information contained in the assessments for their own sites and respond accordingly. The results will be published in the HELAA together with any other assessment work carried out by the team as part of the evidence base for the new local plan.

It should be noted that the HELAA does not in itself determine whether a site should be allocated for development. The role of the HELAA is to provide information on the range of sites potentially available to meet the local authority's identified requirements. Any sites that are allocated in the local plan must go through a rigorous process of assessment, including two public consultations and an examination before independent planning Inspectors, where local people can put their views across.

To ensure the evidence base is kept up to date, we may repeat the 'call for sites' as the local plan progresses - new sites may come forward or existing sites may be withdrawn if, for example, the landowner's plans for the site change.

New local plan

The HELAA will provide evidence to support the allocations in the council's new local plan. The 2023 Levelling Up and Regeneration Act introduced a new local plan system, which was designed to speed up the plan-making process. Supporting secondary legislation and guidance has not yet been published, however the government has said that this will likely be in 'summer/autumn 2025'. It is therefore difficult to give a timetable for the preparation of the new local plan at this time, and the new government may introduce further reforms to the system.

Received and noted by Councillor's. Comments to be sent to the Planning Clerk by the 14th April 2025 in preparation for submission before closing at 5pm on 24th April 2025.

The meeting closed at 6.33pm

Chairman_____

Date_____