

Minutes of a meeting of the **PLANNING & ENVIRONMENT COMMITTEE**
held on Wednesday 27th August 2025 at 2.00pm.

Present: Councillors M. Beach, B. Jones, Mrs J. Jones and A. May.

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

148. 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.

149. APOLOGIES FOR ABSENCE
Councillor D. Chapman – Work commitments
Councillor D. Lewis – Work commitments
Councillor S. Crump - Work commitments
Councillor P. Harston – Family commitments

ABSENT
Councillor A. Duncan
Councillor K. Rye

DECLARATIONS OF INTEREST
Councillor M. Beach – 76 Station Road.

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

- 151. MINUTES**
- a) To authorise the Chairman to amend the start time on the minutes dated 3rd February 2025.
Proposed by Cllr B. Jones and seconded by Cllr M. Beach
For: 4
Unanimous
 - b) The minutes of the Planning meeting held on the 7th July 2025 were signed by the Chairman as a true record.
Proposed by Cllr Bob Jones and seconded by Cllr Mrs J. Jones
For: 4
Unanimous

152. **PLANNING APPLICATIONS****a) 25/1359/FH/PA DUNGENESS B POWER STATION DUNGENESS ROAD KENT**

Proposal: Determination as to whether the prior approval of Local Planning Authority is required under schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the demolition of the Visitors Centre.

RESOLVED: To support the proposal for application 25/1359/FH/PA

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

Voting in support of the proposal

For: 4

Unanimous

b) 25/1502/FH DUNGENESS A POWER STATION DUNGENESS ROAD KENT

Proposal: Proposed demolition of boiler house complexes and external alterations to reactor building.

Councillor M. Beach commented a resident had a concern that the Power Station had not had any meetings about the changes. The resident is concerned about the traffic and there is not a banks man so the lorries beep, I said I would share this with the Planning Committee.

Councillor J. Jones replied that all the information is on the Folkestone and Hythe website and the resident should contact them or the Power Station.

Councillor A. May commented that even with a banks man the lorries will still beep due to health and safety.

Councillor B. Jones said he had a site meeting with SSG soon.

The outside of the building needs to be taken down before the boilers can be removed.

The boilers are huge, and they will go by lorry to the beach where the boilers will be transported to Sweeden by barge.

Councillor Jean Jones said to Councillor M. Beach to tell the resident to put their comments on the Folkestone and Hythe planning site.

RESOLVED: To support the proposal for application 25/1502/FH

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

Voting in support of the proposal

For: 3

Abstain: 1 Cllr M. Beach

c) 25/1388/FH DUNGENESS B POWER STATION DUNGENESS ROAD KENT

Proposal: Erection of a three-storey administration building together with the installation of a bike and motorbike storage shed, external lighting and additional car park.

RESOLVED: To support the proposal for application 25/1388/FH

Proposed by Cllr Mrs J. Jones and seconded by Cllr M. Beach

Voting in support of the proposal

For: 4

Unanimous

d) 25/1471/FH 76 STATION ROAD LYDD KENT

Proposal: Two storey extension, front porch and cladding to the elevations at first floor level.

Councillor A. May commented he had looked at the property and it does not impact the neighbours.

Councillor Mrs J. Jones commented there are no issues with the build.

RESOLVED: To support the proposal for application 25/1471/FH
Proposed by Cllr Bob Jones and seconded by Cllr Mrs Jean Jones
Voting in support of the proposal
For: 3
Abstain: 1 Cllr M. Beach

**e) 25/1341/FH UNIT1, BMS INDUSTRIAL PARK FORMERLY LAND
 ADJOINING HOLME VIEW FARM DENGEMARSH ROAD
 LYDD KENT**

Proposal: Removal of conditions 13 (fencing details) & 14 (gorse planting) of planning permission Y18/0948/SH as badgers are no longer on site.

Councillor Mrs J. Jones commented the badgers are still in the area.

Councillor M. Beach commented I do not believe the badgers have gone.

Councillor B. Jones proposed the application was not supported as the badgers are still visiting and this is an environmental issue.

Voting to object to the planning proposal 25/1341/FH
Proposed Cllr B. Jones and seconded by Cllr M. Beach
For: 4
Unanimous

RESOLVED: OBJECT TO THE APPLICATION

The planning application 25/1341/FH was not supported by the Committee due to their taking into consideration the site still being visited by badgers.

f) 25/1376/FH DUNGENESS A POWER STATION DUNGENESS ROAD KENT

Proposal: Installation of new exterior staircase and fire exit door to second floor. Installation of a vent stack on the exterior. External structures to support pipe bridge connection between fill house and active waste treatment building. External lighting for the new fire escape route. Installation of new concrete ramp from existing fire escape door.

RESOLVED: To support the proposal for application 25/1376/FH
Proposed by Cllr Bob Jones and seconded by Cllr Mrs Jean Jones
Voting in support of the proposal
For: 4
Unanimous

153. LICENSING APPLICATION

NEW Premise Licence - application reference: PR202507-121230
 Address: Premier Luminous Local, 4 Taylor Road, Lydd on Sea, TN29 9PA
 Activities: Alcohol OFF Sales ONLY
 Last date for representations: 27/08/2025
Received and noted by Councillors.

154. KENT COUNTY COUNCIL PLANNING APPLICATION

SH/11/852/R21 – DUNGENESS BORROW PIT DUNGENESS KENT

Proposal: Details of a final restoration plan pursuant to Condition 21 of planning permission SH/11/852.

RESOLVED: To support the proposal for application SH/11/852/R21
Proposed by Cllr Bob Jones and seconded by Cllr Maria Beach
Voting in support of the proposal
For: 4
Unanimous

155. KENT COUNTY COUNCIL
Resident letter re: Peacock House

Received and noted by Councillors.



23rd June 2025

Dear Resident,

Re: Peacock House

We are writing to share KCC's plans for the new use of Peacock House.

In July 2023, the High Court ruled Kent County Council (KCC) must take "every possible step" to increase its capacity to accommodate and look after all unaccompanied asylum-seeking (UAS) children arriving in the county until they can be transferred to the safe care of another UK Local Authority under the National Transfer Scheme (NTS). KCC must comply with the Court ruling.

KCC does not currently have sufficient placements in Kent to look after all UAS children arriving in the county without displacing Kent children in care, even though significant numbers are transferred to the care of other local authorities. Therefore, KCC must identify new accommodation at pace.

KCC used Central Government funding, agreed specifically for the acquisition and management of property to accommodate UAS children, to acquire Peacock House for the following reasons:

- Its layout is already configured to provide homely accommodation for children, as is required by Ofsted regulations.
- It is located in an area where children can develop early skills to help them integrate and contribute positively to UK society.
- Its layout and location is similar to KCC's existing reception centres for UAS children, which have successfully provided temporary accommodation for UAS children for many years.

It is regrettable KCC was unable to share plans for Peacock House with you before now. The necessity to comply with the Court ruling and accommodate all UAS children who continue to arrive in Kent, means it is not possible for KCC to consult with residents in ways it would normally and prefer to do.

A home for children

KCC's experience of running existing reception centres has shown UAS children present extremely minimal risk to local communities.

Peacock House is currently an empty building with no existing use. The intention is to register with Ofsted as a children's home for an anticipated maximum of 14 UAS children, aged under 16.

Peacock House will have dedicated KCC staff and security on site 24 hours a day, 365 days a year. Security will be present to protect against unauthorised access to the site, not because of the children themselves.

Peacock House will be a temporary home for children, whilst they await transfer to the care of other local authorities under the National Transfer Scheme (NTS). The required timescale for a transfer, set by Central Government, is 10 working days.

As it will be a temporary home, children will not enrol in local schools. Instead KCC staff will deliver education and activity at the home and supervised activity in the community. This will include English language lessons and guidance on English law and society, giving children the best and earliest opportunity to contribute towards their community, wherever that may be in the UK.

UAS children in the care of KCC are not in detention, they have the same rights to the levels of care as any other child in KCC's care, including access to services and amenities in the local community.

Children will be able to independently leave the home for short periods of time, with the agreement of staff about where they will be and when they will return. This will depend on the child's age and individual circumstances. The rural nature of Peacock House means that children will most likely be transported to local shops and facilities by KCC staff.

Robust protocols, already successfully used at KCC's existing reception centres, will be in place at Peacock House. Skilled and experienced social workers meet newly arriving children to assess their needs before they are placed in reception centres. Both social workers and staff at reception centres are trained and experienced in working with UAS children and are responsible for keeping children safe in the home and in the community.

Work to the property

We recently commenced some early enabling works at Peacock House and you will start to see increased activity at the site. We anticipate improvement works to the property will complete April 2026.

Further Questions and Information

KCC is committed to working with the local community and partners as these plans develop.

We will keep you updated and will write to you again when we have more information to share. KCC will meet with your local councillors and other community leaders, through which they can represent your questions regarding Peacock House.

In the meantime, if you do have questions, please contact us at reception.enquiries@kent.gov.uk or visit our website, which has answers to some of the most frequently asked questions about our reception centres:

<https://www.kent.gov.uk/education-and-children/protecting-children/reception-centres-forunaccompanied-asylum-seeking-children>

Kind regards,

UASC Reception Centre Enquiries Team

The meeting closed at 2.50pm

Chairman_____

Date_____