

[Lyminge Parish Council](#)

DRAFT Minutes of Lyminge Parish Council Planning Committee Meeting.  
Held on Thursday 20th February 2025 in Etchinghill Village Hall

**Present:** Cllrs Arnold, Heywood and Harrison.

**In attendance:** Chani Sanger (Clerk)

**02.01 Election of a chair for purpose of the meeting:**

[Motion - To approve Cllr Heywood as chair.](#)

Proposed: Cllr Arnold | Seconded: Cllr Harrison | Motion passed.

**Apologies:** Cllr Fagg

**Declarations of interest:** None

**02.02 Minutes:**

[Motion - To approve the minutes of 26 September](#)

Proposed: Cllr Heywood | Seconded: Cllr Arnold | Motion passed. .

**02.03 Applications for discussion:**

25/0153/FH	Grove House, Canterbury Road, ETCHINGHILL, CT18 8DE	Works to tree in a Conservation area comprising of T1 Cherry - Crown reduction to previous pruning points to reduce height by 2 metres and lateral spread by 1 metre the subject of Tree Preservation Order No 23 of 2001.	No objection Proposed: Cllr Arnold Seconded: Cllr Heywood Motion passed
25/0020/FH	Ashley Farm, Woodland Road, Lyminge, CT18 8DP	Reconsultation of revised proposal	Objection Proposed: Cllr Harrison Seconded: Cllr Arnold Motion passed
<p>Councillors considered the additional traffic implications to Woodland Road when there is already a busy nursery and Fuserail. It was noted that the intensity of the traffic on the road would be too much for neighbours and the road itself. Councillors noted the lengthy history of planning applications on the site and that it appears that the applicant is making more and more applications to greatly expand the use of the site. The main areas of concern were traffic and road suitability, heavy industrialisation of Woodland Road, the implications that additional industrial lighting would have on the area especially when our emerging Neighbourhood Plan will be introducing a dark skies policy and that the area falls outside the development boundary in the Kent Downs National Landscape and does not enhance the National Landscape.</p> <p>Councillors agreed that there would be no objection to varying condition one however there were strong objections to the amendment of condition four. Councillors would like to see this remain a non-commercial enterprise.</p>			
25/0144/FH	SIBTON PARK CRICKET CLUB, LONGAGE HILL, LYMINGE, FOLKESTONE, CT18 8HB	Installation of photovoltaic panels on to the rear east facing elevation of the clubhouse to generate on-site electricity along with replacement of current single glazed wooden	No objection Proposed: Cllr Heywood Seconded: Cllr Arnold Motion passed

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		windows and double door with uPVC double glazed units.	
25/0201/FH	THE STUDIO COTTAGE, CANTERBURY ROAD, ETCHINGHILL, FOLKESTONE, CT18 8DE	Works to a tree the subject of TPO No. 23 of 2001 T3 Yew Tree Fell.	Objection Proposed: Cllr Harrison Seconded: Cllr Arnold Motion passed
Councillors noted that the building survey does not show a need for felling the tree. The loss of the tree would impact the character of the Conservation Area and the village. The councillors noted that they would support pruning but can see no reason to fell the tree.			

**02.04 Update on previous applications**

24/1147/FH	SPICERS FARM, CANTERBURY ROAD, ETCHINGHILL, FOLKESTONE, CT18 8DE	Proposed single storey extension, internal alterations & external repairs. A proposed new build annexe, a new car port and associated external landscaping works, including a new site entrance.	Approve with Conditions
24/1341/FH	MIDDLEFIELD COTTAGE, TEDDARS LEAS ROAD, ETCHINGHILL, FOLKESTONE, CT18 8DA	Lawful Development Certificate (proposed) for the conversion of garage to habitable living space	Lawful
24/1342/FH	TREETOPS, RECTORY LANE, LYMINGE, FOLKESTONE, CT18 8EG	Works to trees the subject of TPO No. 01 of 1962 G1 group of trees mixed species. Crown raise group of trees to 5.2m	Approve with Conditions
24/1597/FH/NMA	13 ST MARYS CLOSE, ETCHINGHILL, FOLKESTONE, CT18 8NX	Non material amendment to planning permission 24/0714/FH to allow for front window increase in width.	Approve with Conditions
24/1379/FH	SIBTON PARK, LONGAGE HILL, LYMINGE, FOLKESTONE, CT18 8HB	Construction of reception building, conversion of reception to form a WC and storage cupboard, enlargement of existing 1 bedroom apartment and conversion of library and installation of ramp between lobby and function room	Approve with Conditions
24/1381/FH	SIBTON PARK, LONGAGE HILL, LYMINGE, FOLKESTONE, CT18 8HB	Listed building consent for the construction of reception building, conversion of reception to form a WC and storage cupboard, enlargement of existing 1 bedroom apartment and conversion of library and installation of ramp between lobby and function room	Approve with Conditions
24/1441/FH	LAND OPPOSITE ROWAN COTTAGE, THE MINNIS, RHODES MINNIS	Retrospective reinstatement and retention of vehicle access in northeast corner of field and installation of gates	Approve with Conditions
24/1511/FH	Pentland Homes Ltd, Broad Street, Lyminge, Folkestone, CT18 8DZ	Folded aluminum trays frame and 4 x Flags and Poles either side of the site entrance.	Approve with Conditions
24/1799/FH	2 BEVERIDGE LODGE, DROVEWAY, STELLING MINNIS,	Erection of two storey side extension with single storey element and balcony above and single storey	Approve with Conditions

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	CANTERBURY, CT4 6AL	rear extension and relocation of front door	
24/1806/FH	BROAD STREET HOUSE, BROAD STREET, LYMINGE, FOLKESTONE, CT18 8DZ	Variation of Condition 2 (drawings) of planning permission 22/0041/FH, to allow for a reduced size of the amenity building.	Approve with Conditions
24/1917/FH/CON	MIDDLE PARK, GREEN LANE, LYMINGE, FOLKESTONE, CT18 8DN	Approval of details pursuant to Condition 3 (part 2) (archaeological field evaluation) of planning application 21/1429/FH	Approved
24/1618/FH	4 PALM TREE WAY, LYMINGE, FOLKESTONE, CT18 8JL	Lawful Development Certificate (proposed) to extend the existing dropped kerb onto an unclassified road	Lawful
24/1729/FH	Ashley Farm, Woodland Road, Lyminge, CT18 8DP	Retrospective change of use of an agricultural field to an equestrian paddock	Approve with Conditions
24/1850/FH	8 ETHELBURGA DRIVE, LYMINGE, FOLKESTONE, CT18 8JJ	Single storey rear and side extension and repositioning of front door	Approve with Conditions
24/1875/FH	32 ETHELBURGA DRIVE, LYMINGE, FOLKESTONE, CT18 8JJ	Single storey rear extension.	Approve with Conditions
24/1938/FH	WILLSDEN, WOODLAND ROAD, LYMINGE, FOLKESTONE, CT18 8ET	Conversion of loft to habitable space including front dormer along with changes to materials	Refused
25/0050/FH/NMA	1 WHITE HORSE COTTAGES, LONGAGE HILL, RHODES MINNIS, CANTERBURY, CT4 6XS	Non-material amendment to planning application 24/0696/FH to match the existing hanging tiles and continue onto the front extension in same material and design	Approved

Applications heard by FHDC Committee

- 21/0077/FH (21 Station Road) Approved
- 23/2061/FH (Land Opposite Kinross, Rectory Lane) Deferred

[Motion: For the committee to look at the FHDC Committee meetings, regarding 21 Station Road, online to see what was said and compare it to the recent meeting.](#)

Proposed by Cllr Arnold

Seconded by Cllr Harrison

Motion passed

**02.05 Correspondence received:** None

**02.06 Date of next meeting:** 13 March 2025

Meeting closed at 10:49

Signed: \_\_\_\_\_ Chair (Date \_\_/\_\_/25)