

FOLKESTONE TOWN COUNCIL



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AGENDA

Meeting: **Planning Committee**
Date **Thursday 29th February 2024**
Time **7.00pm**
Place **Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.**

To: **The Planning Committee**
(All other Councillors for information only)

YOU ARE HEREBY SUMMONED to attend a meeting of the Planning Committee on the date and at the time and place shown above to transact the business shown on the agenda below. The meeting will be open to the press and public.

Any member who wishes to have information on any matter arising on the agenda which is not fully covered in these papers is requested to contact the Town Clerk prior to the meeting.

Toni Brenchley

Mrs Toni Brenchley
Town Clerk

- 1. APOLOGIES FOR ABSENCE**
To receive and approve any apologies for absence.
- 2. DECLARATIONS OF INTEREST**
To receive any declarations of either personal or prejudicial interest that Members may wish to make.
- 3. MINUTES**
To receive the Minutes of the meeting of the Planning Committee held on 19th December 2024 and authorise the Chair of the Committee to sign them as a correct record.
- 4. PLANNING APPLICATIONS**
(See attached list)

5. PREMISES LICENCES

6. LATE PLANNING APPLICATIONS

To view any applications received since the preparation of the agenda.

8. DATE OF NEXT MEETING

Thursday, 28th March 2024

Councillors on Committee:

Councillor Christine Dickinson

Councillor Charles Bain Smith, Chair

Councillor Laura Davison

Councillor John Renshaw, Vice Chair

Councillor Lucy McGirr

Councillor Jane Darling

Material Considerations:

A material consideration is a matter that should be taken into account in deciding a planning application or on appeal against a planning decision. Material considerations can include (but are not limited to):

- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking
- Highway safety
- Traffic
- Noise
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance, and materials
- Government policy
- Disabled persons' access
- Proposals in the Development Plan
- Previous planning decisions (including appeal decisions)
- Nature conservation

However, issues such as loss of view, or negative effect on the value of properties are not material considerations.

There is no set list defining material considerations, the Local Planning Authority (Folkestone and Hythe District Council) will decide what is deemed to be 'material'.

Parking available for Councillors from 6.00pm on the precinct area at the front of the Town Hall.



Folkestone Town Council

Minutes of the Planning Committee Meeting held on Tuesday 19th December 2023 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Charlie Bain Smith, Jane Darling and John Renshaw.

ABSENT: Councillor Christine Dickinson.

OFFICER PRESENT: Liz Timmins (Grants and Communities Officer)

1. APOLOGIES FOR ABSENCE

Apologies were received from councillors Lucy McGirr and Laura Davison.

2. DECLARATIONS OF INTEREST

There were no declarations.

3. PLANNING COMMITTEE MEETING 26th October 2023

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 26th October 2023 and to authorise the Chair of the Committee to sign them as a correct record.

RESOLVED: That the Minutes of the meeting of the Planning Committee held on 26th October 2023 be received and that the Chair of the meeting be authorised to sign them as a correct record.

Proposed: Councillor John Renshaw

Seconded: Councillor Jane Darling

Voting: F:3, Ag:0, Ab:0

4. REVIEW OF TERMS OF REFERENCE

RESOLVED: The Committee accept the changes to the Planning Terms of Reference.

Proposed: Councillor Jane Darling

Seconded: Councillor John Renshaw

Voting: F;3, Ag:0, Ab:0

5. PLANNING APPLICATIONS

Application no	23/1786/FH
Location	189 Shorncliffe Road
Proposal	Single storey rear extension replacing existing conservatory
Closing date	20.12.23
Comment	No Objection

Application no	23/1838/FH/TCA
Location	Augusta Gardens, Open Gardens, Fronting Sandgate Road

Proposal	Remedial work to be carried out on mature Beech tree (T1) remove two remaining branches either side of break and situated in a Conservation Area.
Closing date	20.12.23
Comment	No Objection
Application no	23/1704/FH
Location	1-40 & 42-88 Craufurd Green
Proposal	Installation of external insulation
Closing date	20.12.23
Comment	No Objection – Subject to a whole retrofit approach including ventilation.
Application no	23/1798/FH
Location	Lower Works, Cherry Garden Lane
Proposal	Change of use of existing workshop to office to include a two storey and single storey extension to the north and a single storey extension to the east side of the building. Demolition of White Lodge and associated works.
Closing date	21.12.23
Comment	Object – It would appear that the development results in the unnecessary loss of a dwelling.
Application no	23/1737/FH
Location	29 Westbourne Gardens
Proposal	Conversion of existing conservatory into a habitable space
Closing date	22.12.23
Comment	Object – to the loss of a Victorian conservatory as a feature and the introduction of UPVC does not enhance the character of the conservation area.
Application no	23/1703/FH
Location	Flat 3, 58 Earls Avenue
Proposal	Replacement of lower panes to ground floor front bay window, leaving the stained glass panes as they are and repair to stonework surround.
Closing date	4.1.24
Comment	No Objection
Application no	23/1330/FH
Location	2A St Michaels Street
Proposal	Conversion and alterations to existing garage unit (use class B2) to create 1no. 2 bedroom apartment with associated parking and external amenity space
Closing date	19.12.23

Comment Object – as per previous comment - *Object due to creating a dwelling with no natural light or ventilation in the main living spaces.*

Application no 23/1706/FH
Location Flat 1, 20 Clifton Gardens
Proposal Single storey rear extension including changes to fenestration, replacing a window with a door adjacent to the proposed works.
Closing date 4.1.24
Comment No Objection

Application no 23/1718/FH
Location 229 Dover Road
Proposal Demolition of existing extension and erection of a single storey ground floor rear extension and outbuilding.
Closing date 27.12.23
Comment No Objection

Application no 23/1849/FH
Location 134A Sandgate Road
Proposal Change of use & conversion of upper floor offices into three self-contained flats & associated alterations.
Closing date 27.12.23
Comment No Objection

Application no 23/1864/FH
Location 134A Sandgate Road
Proposal Listed Building Consent for change of use & conversion of upper floor offices into three self-contained flats & associated alterations.
Closing date 27.12.23
Comment No Objection

6. PREMISES LICENCE
None were received.

7. LATE PLANNING APPLICATIONS
None were received.

8. KENT FLOOD RISK MANAGEMENT STRATEGY 2024-2034
Councillors noted the closing date and will send individual comments on this strategy.

9. DATE OF NEXT MEETING
Thursday, 25th January 2024

The meeting concluded at 9.15pm.

..... **Chair**

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 29th February 2024 at 7pm

Application no	23/1976/FH
Location	4 Earlscliffe Mews, Shorncliffe Road
Proposal	Replacement of wooden double glazed rear French doors with R9 UPVC equivalent
Closing date	14.3.24
Link	Planning Application: 23/1976/FH (site.com)
Application no	24/0131/FH
Location	Flat F , 35 Grimston Avenue
Proposal	Installation of access rooflight and balcony at roof level.
Closing date	14.3.24
Link	Planning Application: 24/0131/FH (site.com)
Application no	24/0008/FH
Location	145-147 Dover Road
Proposal	Removal of existing external staircase and close entrance to allow full height window light. Extending the existing external staircase landing and creating a new entrance. No change to ground floor.
Closing date	6.3.24
Link	Planning Application: 24/0008/FH (site.com)
Application no	24/0149/FH
Location	The Southcliffe Hotel, 22- 26 The Leas
Proposal	New roof finishes to front, top and side sections of main roof and replacement of dormer window surrounds.
Closing date	14.3.24
Link	Planning Application: 24/0149/FH (site.com)
Application no	24/0148/FH
Location	The Southcliffe Hotel, 22- 26 The Leas
Proposal	Listed Building Consent for new roof finishes to front, top and side sections of main roof and replacement of dormer window surrounds
Closing date	6.3.24
Link	Planning Application: 24/0148/FH (site.com)
Application no	24/0027/FH
Location	20-22 Rendezvous Street

Proposal	Sub-division of existing shop space into 6 smaller units including new entrances
Closing date	21.3.24
Link	
Application no	24/0074/FH
Location	167 Wear Bay Road Retrospective application for a new roof over existing attached habitable space
Proposal	Retrospective application for a new roof over existing attached habitable space
Closing date	8.3.24
Link	Planning Application: 24/0074/FH (site.com)
Application no	240048/FH
Location	1 Paddock Mews, Paddock Close
Proposal	Works to tree the subject of TPO No. 08 T22 Copper Beech reduce the upper most canopy by 2 metres & the laterals by 1 metre.
Closing date	7.3.24
Link	Planning Application: 24/0048/FH (site.com)
Application no	24/0108/FH
Location	Rear Of 120 Sandgate Road
Proposal	Proposed new residential block of flats providing 2 No. one-bedroom flats and 2 No. two-bedroom flats
Closing date	21.3.24
Link	Planning Application: 24/0108/FH (site.com)
Application no	24/0155/FH
Location	13 Trinity Road
Proposal	Single-storey rear extension
Closing date	12.3.24
Link	Planning Application: 24/0155/FH (site.com)
Application no	24/0055/FH
Location	Former Folkestone Youth Centre, Shepway Close
Proposal	Erection of a cycle store (alternative location to that approved under Y18/1529/FH)
Closing date	13.3.24
Link	Planning Application: 24/0055/FH (site.com)
Application no	24/0085/FH
Location	Ground Floor Business Premises, 49 Bouverie Road West
Proposal	Retrospective application for new fascia and shop front
Closing date	21.3.24
Link	Planning Application: 24/0085/FH (site.com)

Application no 23/1895/FH
Location 67 Broadmead Road
Proposal Single-storey side-return extension with skylights and additional skylights to roof. Partial removal of existing party wall and fence and erection of new brick party wall.
Closing date 13.3.24
Link [Planning Application: 23/1895/FH \(site.com\)](#)

Application no 24/0221/FH
Location 167 Shorncliffe Road
Proposal Notification under the Town and Country Planning (General Permitted Development) (England) Order 2015 for the erection of a single storey extension
Closing date 14.3.24
Link [Planning Application: 24/0221/FH/GPD \(site.com\)](#)