

# FOLKESTONE TOWN COUNCIL



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## AGENDA

Meeting: **Planning Committee**  
Date **Thursday 25<sup>th</sup> April 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.

**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 28<sup>th</sup> March 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, 30<sup>th</sup> May 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 Thursday 28<sup>th</sup> March 2024 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.**

**PRESENT:** Councillors Charlie Bain Smith (arrived 19:15), Jane Darling, Laura Davison, Lucy McGirr, Christine Dickinson and John Renshaw.

**ABSENT:**

**OFFICER PRESENT:** Liz Timmins (Communities & Grants Officer) and Jennifer Griffin (Administration Officer)

**1. APOLOGIES FOR ABSENCE**

No apologies were received.

**2. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**3. PLANNING COMMITTEE MEETING 29<sup>th</sup> February 2024**

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 29<sup>th</sup> February 2024 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 29<sup>th</sup> February 2024 be received and that the Chair of the meeting be authorised to sign them as a correct record.

Proposed: Councillor John Renshaw

Seconded: Councillor Christine Dickinson

Voting: F:5, Ag:0, Ab:0

**4. PLANNING APPLICATIONS**

Application no	24/0027/FH
Location	20-22 Rendezvous Street
Proposal	Subdivision of existing shop space into 6 smaller units including new entrances.

Closing date	11.4.24
Comment	No Objection – provided suitable arrangements are made for delivery access and the management of trade waste.

Application no	24/0380/FH/PA
Location	31 Black Bull Road
Proposal	Determination as to whether the prior approval of the Local Planning Authority is required under Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the conversion of



	the ground floor flat business premises and first floor flat to a single dwelling house
Closing date	3.4.24
Comment	Unable to access application. However, it was felt that approval should be required.
Application no	24/0186/FH
Location	46 Cherry Garden Avenue
Proposal	Erection of partial single/two storey side extension, single storey rear extension following partial demolition of existing garage. Replacement of existing porch, and erection of 1.5 metre timber fence to front boundary.
Closing date	8.4.24
Comment	No Objection
Application no	24/0227/FH
Location	60 Wear Bay Road
Proposal	Single storey front extension with balcony, first floor side extension, two storey rear extension and external alterations to fenestration and materials.
Closing date	8.4.24
Comment	No Objection - In principle, however, the colour scheme is incongruous with the street scene and needs to be revised.
Application no	24/0299/FH
Location	McDonalds Restaurant Ltd, Cheriton High Street
Proposal	Installation of four rapid electric vehicle charging stations and ancillary equipment within the car park. Six existing parking spaces will become EV charging bays.
Closing date	9.4.24
Comment	No Objection
Application no	24/0213/FH
Location	31 Tontine Street
Proposal	Conversion of 1No. existing apartment on upper floors to 3No. 1-bedroom/1-person apartments (1No. unit per floor) with internal alterations on all levels and changes to ground floor building frontage
Closing date	9.4.24
Comment	No Objection
Application no	24/0059/FH
Location	Ground Floor Flat, 15 Copthall Gardens

Proposal	Retrospective installation of a replacement staircase to reinstate access from ground floor flat to the roof garden.
Closing date	9.4.24
Comment	Object – The neighbour has raised some valid objections. The drawings are insufficient to judge whether the objection should be sustained.

**5. PREMISES LICENCE**

None were received.

**6. LATE PLANNING APPLICATIONS**

Application number	24/0345/FH
Location	84 Star Lane
Proposal	Works to trees subject of TPO No.06 of 1995 - T1 Robinia fell to ground
Closing Date	12/04/2024
Comment	Objection: Subject to the views of the Tree Officer and a replacement tree.

Application number	24/0314/FH
Location	153 Shorncliffe Road
Proposal	Pitched roof first floor extension
Closing Date	11/04/2024
Comment	No Objection

Application number	24/0226/FH
Location	Land adjoining, 6 West Cliff Gardens
Proposal	Erection of a 5-storey block of residential flats, consisting of 1 no. 1 bed, 2 no. 2 bed and 1 no. 3 bed self-contained units under use class C3.
Closing Date	15/04/2024
Comment	Objection – The scale is overbearing and out of character with the adjacent buildings. It would also have an adverse effect on the character of the adjacent conservation area and the setting of the Grade II* listed church.

**7. DATE OF NEXT MEETING**

Thursday, 25<sup>th</sup> April 2024

The meeting concluded at pm.

..... Chair

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 25<sup>th</sup> April 2024 at 7pm

Application no 23/2069/FH  
Location 8 & 10 Trinity Crescent  
Proposal Erection of a single storey rear extension to the lower ground floor of 8 & 10 Trinity Crescent  
Closing date 29/04/2024  
Link [Planning Application: 23/2069/FH \(site.com\)](#)

Application no 24/0432/FH/TCA  
Location 47 Earls Avenue  
Proposal Works to trees situated in a Conservation area comprising of CR Conifer reduce by 2/3 metres in height and 0.3 metres laterally, PH Privet Hedge remove, C1, C2, C3, C4, C5, C6 & C7 Conifer's fell  
Closing date 29/04/2024  
Link [Planning Application: 24/0432/FH/TCA \(site.com\)](#)

Application no 24/0008/FH  
Location 145-147 & 147A 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 30/04/2024  
Link [Planning Application: 24/0008/FH \(site.com\)](#)

Application no 24/0308/FH  
Location 3 Julian Road  
Proposal Replacement Garage  
Closing date 30/04/2024  
Link [Planning Application: 24/0308/FH \(site.com\)](#)

Application no 24/0336/FH  
Location Clifton Hotel, 1-6 Clifton Gardens  
Proposal Replacement windows to first floor  
Closing date 30/04/2024  
Link [Planning Application: 24/0336/FH \(site.com\)](#)

Application no 24/0405/FH  
Location 212 Shorncliffe Road  
Proposal Single storey rear extension, front porch extension and loft conversion with rear dormer extension and roof windows to the front pitched roof  
Closing Date 01/05/2024  
Link [Planning Application: 24/0405/FH \(site.com\)](#)

Application no 24/0425/FH  
Location 27 Postling Road  
Proposal Single storey side extension and loft conversion  
Closing date 02/05/2024  
Link [Planning Application: 24/0425/FH \(site.com\)](#)

Application no 24/0390/FH  
Location Strawberry Cottage, Ashley Avenue  
Proposal Formation of a new vehicular access onto a classified road  
Closing date 06/05/2024  
Link [Planning Application: 24/0390/FH \(site.com\)](#)

Application no 24/0505/FH  
Location Former Rotunda Amusement Park, Plots F1, F2, G1, G2 and H, Marine Parade  
Proposal Approval of reserved matters (layout, access, scale, appearance, and landscaping) of Phases 5 and Phase 6 comprising Plots F1, F2, G1, G2, and H and the harbour public realm for the erection of residential dwellinghouses, commercial space, associated car and cycle parking, landscaping, playspace, public realm and associated services, amenities and plant and the discharge of conditions 8 (public open space), 9 (water use) 20 (biodiversity) and 21 (wind flow mitigation), pursuant to S73 outline planning permission Y17/1099/SH.



Closing date 06/05/2024  
Link [Planning Application: 24/0505/FH \(site.com\)](#)

Application no 24/0380/FH/PA  
Location 31 Black Bull Road  
Proposal Determination as to whether the prior approval of the Local Planning Authority is required under Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the conversion of the ground floor business premises and first floor flat to a single dwelling house  
Closing date 07/05/2024  
Link [Planning Application: 24/0380/FH/PA \(site.com\)](#)

Application no 24/0283/FH/PA  
Location 29 Black Bull Road  
Proposal Determination as to whether the prior approval of the Local Planning Authority is required under Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the conversion of the ground floor business premises and first floor flat to a single dwelling house  
Closing date 07/05/2024  
Link [Planning Application: 24/0283/FH/PA \(site.com\)](#)

Application no 24/0482/FH  
Location Flat A 14 Connaught Road  
Proposal Conversion of two storey maisonette into two self-contained flats  
Closing date 09/05/2024  
Link [Planning Application: 24/0482/FH \(site.com\)](#)



## FOLKESTONE TOWN COUNCIL

The following planning applications have been received since the summons and agenda were issued for the meeting of the Planning Committee on Thursday 25<sup>th</sup> April 2024 at 7pm.

Application number	24/0572/FH/PA
Location	129 Black Bull Road
Proposal	Application to determine if prior approval is required for a proposed change of use from commercial, business and service (Use Class E) to mixed use with first floor flat (Use Class C3)
Closing Date	13/05/2024
Link to documents	<a href="#">Planning Application: 24/0572/FH/PA (site.com)</a>
Application number	24/0453/FH
Location	1 Phillip Road
Proposal	Single storey rear extension
Closing Date	13/05/2024
Link to documents	<a href="#">Planning Application: 24/0453/FH (site.com)</a>
Application number	24/0460/FH
Location	5 Herdson Road
Proposal	Single storey rear extension, replacement porch, conversion of garage to habitable accommodation, conversion of roof space to bedroom including rooflights and dormer window, removal of chimney stack and relocation of driveway including external works including replacement windows and re-rendering the existing house.
Closing Date	14.5.24
Link to documents	<a href="#">Planning Application: 24/0460/FH (site.com)</a>
Application number	24/0480/FH
Location	Three Hills Sports Park
Proposal	The provision of 3no. padel tennis courts to replace the existing multi-use games area (MUGA), including flood lighting & canopy over.
Closing Date	14.5.24
Link to documents	<a href="#">Planning Application: 24/0480/FH (site.com)</a>
Application number	23/2021/FH
Location	8 The Old High Street
Proposal	The erection of new flat roof shared garden room and 2 nos. of flat roof terraces
Closing Date	23.5.24
Link to documents	<a href="#">Planning Application: 23/2021/FH (site.com)</a>