

FOLKESTONE TOWN COUNCIL



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AGENDA

Meeting: **Planning Committee**
Date: **Thursday 30 January 2025**
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 17 December 2024 and authorise the Chair of the Committee to sign them as a correct record.
4. **WEEKLY LIST**
For Councillors to note the comments sent to Folkestone & Hythe District Council via the Weekly Lists dated 19 December 2024 and 6 January 2025.

5. STREET NAMING

As per Folkestone & Hythe District Council's Street Naming and Numbering Policy (relevant section attached), the Developers of a new residential development would like to commence the process for street naming. Councillors views are therefore sought on the attached proposals.

6. DRAFT TRANSPORT STRATEGY CONSULTATION

The Draft Transport Summary link is below, for Councillors to view and comment if they wish to do so. [Transport Strategy - Transport for the South East](#)

7. PLANNING APPLICATIONS

(See attached list)

8. PREMISES LICENCES

(See attached list)

9. LATE PLANNING APPLICATIONS

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

10. DATE OF NEXT MEETING

Thursday 27 February 2025.

Councillors on Committee:

Councillor Charles Bain Smith
Councillor Bridget Chapman
Councillor Jane Darling
Councillor Laura Davison
Councillor Christine Dickinson
Councillor John Renshaw

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 17 December 2024 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Charles Bain Smith, Laura Davison, John Renshaw, Jane Darling.

OFFICERS PRESENT: Liz Timmins (Communities and Grants Officer)

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllr Christine Dickinson and Cllr Bridget Chapman.

2. DECLARATIONS OF INTEREST

Cllr Laura Davison and Jane Darling declared a personal interest in application 24/1836/FH 7 Ilex Road.

3. PLANNING COMMITTEE MEETING

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 28 November 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 28 November 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 Jane Darling

Voting: F:4, Ag:0, Ab:0

4. PLANNING APPLICATIONS

Application no	24/1836/FH
Location	7 Ilex Road
Proposal	Proposed entrance porch extension
Closing date	19.12.24
Comment	No objection

Application no	24/1769/FH
Location	5-6 Shakespeare Terrace
Proposal	Change of use from hotel to a to sui generis house in multiple occupation (HMO) with 17 rooms for up to 19 persons
Closing date	20.12.24
Comment	No objection

Application no	24/1871/FH
Location	Flat 5, 11 Clifton Crescent

Proposal	Listed Building Consent for replacement of existing balustrade
Closing date	23.12.24
Comment	Object – The committee objects to the design of the proposed balustrade as it does not reflect the original historical design which was present in 1987, after the building was listed (1975).

Application no	24/1870/FH
Location	Flat 5, 11 Clifton Crescent
Proposal	Listed Building Consent for existing double glazed uPVC windows to be replaced and existing uPVC double doors to be replaced
Closing date	02.01.24
Comment	No objection

Application no	24/1762/FH
Location	Ground Floor Business Premises, 133 Sandgate Road
Proposal	Change of use from Use Class E (commercial, business & service) to Sui Generis (drinking establishment)
Closing date	24.12.24
Comment	No objection

Cllr Laura Davison left the meeting 7:49pm

Application no	24/1608/FH
Location	28 Walton Gardens
Proposal	Single storey rear extension together with garage conversion into a habitable room
Closing date	17.12.24
Comment	No objection

Cllr Laura Davison rejoined the meeting 7:51pm

Application no	24/1591/FH
Location	Flat 11, 3 Trinity Crescent
Proposal	Retrospective application for the replacement of a fixed glazed roof light with an extension to dormer window to create a double dormer window on the side/north elevation
Closing date	24.12.24
Comment	Object – The drawings are inadequate to describe the development proposed and are not to scale.

Application no	24/1888/FH
Location	62 Cherry Garden Lane
Proposal	1 bedroom garden chalet

Closing date	25.12.24
Comment	No objection

PREMISES LICENCSE

There were no Premises Licenses.

5. LATE PLANNING APPLICATIONS

Application no	24/1902/FH
Location	Unit C, Five Acre Site, Park Farm Road
Proposal	Change the use from B8 to B2 general industrial class to a wholesale brewery.
Closing date	30/12/2024
Comment	No objection

Application no	24/1826/FH
Location	Flat 27, St. Andrews, The Durlocks
Proposal	Replacement of windows and rooflights. Glazing and frames throughout to be replaced with double glazed units, to include all dormer windows and pitched rooflights, roof lanterns to be repaired, made weather resistant and secondary glazing added. Roof repairs made to coverings and flashings.
Closing date	31/12/2024
Comment	No objection – provided there is a condition related to detailed sections through the proposed new windows design and materials prior to their installation.

Application no	24/1845/FH
Location	Flat 27, St. Andrews, The Durlocks
Proposal	Listed Building Consent for the replacement of windows and rooflights. Glazing and frames throughout to be replaced with double glazed units, to include all dormer windows and pitched rooflights, roof lanterns to be repaired, made weather resistant and secondary glazing added. Roof repairs made to coverings and flashings.
Closing date	31/12/2024
Comment	No objection – provided there is a condition related to detailed sections through the proposed new windows design and materials prior to their installation.

Application no	24/ 1896/FH
Location	Capel Battery Site, New Dover Road, Capel-le-Ferne
Proposal	Retrospective application for the erection of a Nissan hut (no. 20) and siting of 4 storage containers to be used in ancillary to WW2 Museum
Closing date	02/04/2024
Comment	No objection

6. DATE OF NEXT MEETING
Thursday, 30 January 2024

The meeting concluded at 8:20 pm.

..... **Chair**

Year	Application number	Location	Proposal	Comment
24/	1937/FH	31 Cheriton High Street	Revised planning application for installation of external extractor flue and ducting to rear of Restaurant/Cafe	No Objection
24/	1941/FH	13 St Georges Road	Garage conversion to annex with additional storey	Objection. The west facing window of the the proposed bedroom would overlook directly into the private garden areas of No 9 St Georges Road affecting an unacceptable loss of privacy.
24/	1972/FH	Easter Lodge, Dixwell Road	Retrospective application for the installed security cameras to the property & added rear dummy pitched roof to screen the flat roof to the extension as approved under Planning Consent No 20/0736/FH	No Objection
24/	1429/FH	The Lifeboat, 42 North Street	Listed Building Consent for various external and internal works	Without photos of the current and proposed elevations it is difficult to comment on the attention and consideration given to the intention to retain the historical features of this building. For such an important rare survival of an historic building in this area, the detail and drawings are very poor.
24/	1025/FH	Telecommunications Centre, & Land Adjoining, Stanley Road	Demolition of existing derelict building on brownfield site and construction of four two-bedroomed, and two three-bedroomed town houses all with private gardens and including off street parking	No Objection. The ecological and contamination issues can be dealt with by condition.
24/	1984/FH	55 Broadmead Road	Partial demolition of existing building and conversion into residential 5no. apartments	No Objection, provided that a proper Ecological Report and Bat Survey are carried out.
24/	1931/FH	Flat 1, 30 Grimston Gardens	Retrospective application for timber office pod in front garden	No Objection.
24/	1983/FH	Land Adjoining 11, Canterbury Road	Erection of building to provide 2 x self-contained flats	No Objection
24/	1985/FH	Ground Floor Flat, 4 Ingles Road	Proposed garage, drop kerb and off road parking spaces	No Objection
PREMISES LICENCES				
	PR202410-108437	Happy Mart, 370 Cheriton Road	Alcohol Sales Off ONLY	No Objection
	PR202411-110044	Basil's Café & Deli (Name to change to Brunch and Barrel), 302 Cheriton Road	Supply of Alcohol On & Off Sales, Live Music and Recorded Music	No Objection

Year	Application number	Location	Proposal	Comment
24/	2005/FH	44 Queen Street	Conversion of premises to residential use and erection of roof extension	No Objection
24/	2029/FH	Bus Stop Opposite 38 Cheriton High Street	Replace existing double-sided internally illuminated 6-sheet bus shelter advertising displays with double-sided digital displays	No Objection
24/	2033/FH	Bus Shelter, Opposite 131 Canterbury Road	Replace existing double-sided internally illuminated 6-sheet bus shelter advertising displays with double-sided digital displays	No Objection
24/	2035/FH	Bus Shelter Opposite, 51 Cheriton High Street	Replace existing double-sided internally illuminated 6-sheet bus shelter advertising displays with double-sided digital displays	No Objection
24/	2038/FH	Bus Shelter Opposite, 11 Samian Crescent	Replace existing double-sided internally illuminated 6-sheet bus shelter advertising displays with double-sided digital displays	No Objection
24/	2030/FH	Bus Shelter Opposite 23/24 Fleming Way	Replace existing double-sided internally illuminated 6-sheet bus shelter advertising displays with double-sided digital displays	No Objection
24/	2034/FH	Bus Shelter Opposite, Folkestone Indoor Bowls Association, Cheriton Road	Replace existing double-sided internally illuminated 6-sheet bus shelter advertising displays with double-sided digital displays	No Objection
24/	2039/FH	Bus Shelter Opposite, 4 Snowdrop Walk, Shorncliffe Road	Replace existing double-sided internally illuminated 6-sheet bus shelter advertising displays with double-sided digital displays	No Objection
24/	2032/FH	Bus Shelter Opposite, 3 Shellons Street	Replace existing double-sided internally illuminated 6-sheet bus shelter advertising displays with double-sided digital displays	No Objection
24/	2028/FH	Bus Shelter Opposite, 314 Cheriton Road	Replace existing double-sided internally illuminated 6-sheet bus shelter advertising displays with double-sided digital displays	No Objection
24/	2040/FH	Bus Shelter Opposite, 268 Dover Road	Replace existing double-sided internally illuminated 6-sheet bus shelter advertising displays with double-sided digital displays	No Objection
25/	0008/FH	43 Castle Hill Avenue	Subject of T.P.O No. 1 of 1972 - Felling of Corsican Pine and situated in a Conservation Area	Object. The application should include more detail, at the very least photos of the tree, showing where the limb has broken off, and which limbs are overhanging the road and represent a potential danger to traffic and passers-by. If it is to be felled it must be replaced with another tree.
24/	1887/FH	White Lion, 70 Cheriton High Street	Change of use of public house to ground floor café, supported living accommodation Class (C2) at lower ground, first and second floor, erection of 3 storey side extension and single storey rear extension, installation of photovoltaic panels and roof light to roof, alteration to ground floor front and side openings, erection of covered parking area with photovoltaic panels to roof, laying of hardstanding to rear, alteration to existing vehicular access onto Chilham Road	No Objection. The Committee wishes to express support for this application which will convert a long-derelect public house into a café and supported living accommodation.
25/	0037/FH	65 Surrenden Road	Erection of a single storey rear extension with a pitched roof	No Objection
24/	1914/FH	Public Conveniences, The Leas	Change of use of the disused public convenience block into café including a small storage extension above the existing retaining wall	No Objection

Naming Streets

- 2.1 All streets will be named in accordance with the PSGA and the Data Entry Conventions and Best Practice.
- 2.2 Folkestone & Hythe District Council seeks to actively engage with the wider community when considering names for all new streets. All new street names will be subject to a consultation process between the developer and the town or parish council. The consultation period must not exceed 21 days and will commence from the date of the developer's notification to the town or parish council. The district council must also be notified by developers of any consultation period.
- 2.3 Three suggestions for preferred new street names should be agreed between the developer and the town or parish council before submission, in order of preference, to the Street Naming & Numbering Officer who will ensure these adhere to policy guidelines. Wherever possible, new proposed street names should be based on historic or community links to a particular site. The district council maintains a preferred list of new street names that it considers to be appropriate for all new developments based on historic and community links to a particular site. This list is available upon request for use as part of the consultation process.
- 2.4 The district council may choose to seek clarification on any of the preferred new street name suggestions provided that the 21 day consultation period has not lapsed. Following the consultation period, the district council reserves the right to approve or reject any of the preferred new street name suggestions if they do not comply with the framework set out in this policy. All relevant parties will be notified of this decision, along with the reasons for this rejection.
- 2.5 The district council will take responsibility for completing the naming process using names from its preferred list while adhering to the policy framework when either no new street names suggestions are forthcoming following the consultation period or when all of the suggestions received have been rejected.
- 2.6 The district council has a duty to ensure that all street names are clearly displayed. Any person who destroys, defaces or displays a number or name other than the official mark is liable to a Level 1 fine under the provisions of Criminal Justice Act 1982 for every such offence.
- 2.7 Street names should be not difficult to pronounce or awkward to spell. Additionally, the district council will not adopt any unofficial 'marketing' titles used by developers in the sale of new properties.
- 2.8 New street names should avoid duplicating any similar name already in use in the town/village or same postcode district. Preference will be given to new street

names not already in use within the district in order to create a degree of uniqueness with existing street names. A variation in the terminal word, for example "street", "road", "avenue" is insufficient reason to duplicate a name. Historically it was common to request to repeat existing names in a new road or building title (for example, a request for "St Mary's Close" off an existing St Mary's Way"), however this can cause confusion in an emergency.

2.9 All new street names should ideally end with one of the following suffixes:

- Street (for any thoroughfare)
- Road (for any thoroughfare)
- Way (for major roads)
- Broadway (for major roads)
- Avenue (for residential roads)
- Drive (for residential roads)
- Grove (for residential roads)
- Lane (for residential roads)
- Gardens (for residential roads) subject to there being no confusion with any local open space
- Place (for residential roads)
- Crescent (for a crescent shaped road)
- Court (for a cul-de-sac only) subject to there being no confusion with buildings in the area
- Close (for a cul-de-sac only)
- Square (for a square only)
- Hill (for a hillside road only)
- Circus (for a large roundabout)
- Vale (for residential valley roads)
- Rise (for residential roads with noticeable gradient)
- Wharf (for residential roads associated with a water feature)
- Mews (for residential courtyard developments only)
- Corniche (for residential cliff style homes only)
- All new pedestrian ways should end with one of the following suffixes:
 - Walk
 - Path
 - Way

- Mall
- Footpath

2.10 Exceptions:

Single or dual names without suffixes are acceptable in appropriate places (for example, Broadway for major roads only); such names will have to be appropriate for the locality.

For private houses the name should not repeat the name of the road or that of any other house or building or be phonetically similar to any property in the same postcode area.

The use of North, East, South or West (as in Alfred Road North and Alfred Road South) is only acceptable where the road is continuous and passes over a major junction. The district council will avoid having two phonetically similar names within the same postcode, such as "Alfred Road" and "Alfred Close" or "Churchill Road" and "Birch Hill Road".

The use of names which relate to people either living or those alive in living memory will not normally be permitted other than in exceptional circumstances; justifications will be required to make such exceptions.

Numbering Buildings

- 3.1 The Town Improvements Clauses Act 1847 and the County of Kent Act 1981 Part III require the district council to ensure houses and buildings are "marked with numbers as they think fit". The district council will number all buildings in accordance with the PSGA and the Data Entry Conventions and Best Practice.
- 3.2 A new street should normally be numbered from the start of the street with odd numbers on the LEFT and even numbers on the RIGHT, except for a cul-de-sac, crescent etc, where consecutive numbering in a clockwise direction is preferred. The start of a street will be determined by the nearest main or major road. In the case of a major road it will start from the point nearest the town travelling away from the town centre and the numbering rules will be applied.
- 3.3 Private garages and similar buildings used for housing cars will not normally be numbered; an exception being garage courts where individual units are rented and not directly associated with a particular dwelling.
- 3.4 Once a street has been numbered, the district council will not normally re-number properties.



33 x 3 Bedroom units Area 95m²
44 x 2 Bedroom units Area 83.5m²

KCC highways adopted area

ILLUSTR
Scale 1:500

ILLUSTRATIVE MASTERPLAN

Rev	Description	Date
1	Adopted new standard	06/03/2016
2	10/11/16 head amended	02/03/2016
3	Adopted new standard	08/07/2016
4	Site layout amended	24/03/2016
5	Site layout amended	18/07/2016
6	Site layout amended	11/07/2016
7	Site layout amended	04/03/2016
8	Site layout amended	18/12/2016

Biggins Wood Homes Ltd

**Mixed Use
Development,
Caesar's Way,
Folkestone, Kent**

Illegitimate Mortality

והנחתו תחת ידיו

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30.05/2012

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Project	Start	End
Project A	1/1/2020	12/31/2020
Project B	2/1/2020	1/31/2021
Project C	3/1/2020	2/28/2021
Project D	4/1/2020	3/31/2021
Project E	5/1/2020	4/30/2021
Project F	6/1/2020	5/31/2021
Project G	7/1/2020	6/30/2021
Project H	8/1/2020	7/31/2021
Project I	9/1/2020	8/31/2021
Project J	10/1/2020	9/30/2021
Project K	11/1/2020	10/31/2021
Project L	12/1/2020	11/30/2021
Project M	1/1/2021	12/31/2021
Project N	2/1/2021	1/31/2022
Project O	3/1/2021	2/28/2022
Project P	4/1/2021	3/31/2022
Project Q	5/1/2021	4/30/2022
Project R	6/1/2021	5/31/2022
Project S	7/1/2021	6/30/2022
Project T	8/1/2021	7/31/2022
Project U	9/1/2021	8/31/2022
Project V	10/1/2021	9/30/2022
Project W	11/1/2021	10/31/2022
Project X	12/1/2021	11/30/2022
Project Y	1/1/2022	12/31/2022
Project Z	2/1/2022	1/31/2023



FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 30th January 2025 at 7pm

Application no	25/0035/FH
Location	Land Rear Of Earlscliffe Mews, Shornccliffe Road
Proposal	Erection of a three storey block of six residential flats together with associated parking facilities.
Closing date	05/02/2025
Link	Planning Application: 25/0035/FH
Application no	25/0007/FH
Location	The Southcliffe Hotel, 22-26 The Leas
Proposal	Part retrospective for new roof finishes to front, top, side, rear sections of main roof and all pitched and flat roof dormers.
Closing date	06/02/2025
Link	Planning Application: 25/0007/FH
Application no	25/0005/FH
Location	The Southcliffe Hotel, 22-26 The Leas
Proposal	Listed Building Consent for new roof finishes to front, top, side, rear sections of main roof and all pitched and flat roof dormers.
Closing date	06/02/2025
Link	Planning Application: 25/0005/FH
Application no	25/0058/FH
Location	Flat 1, 20 London Street
Proposal	Single storey rear extension
Closing date	10/02/2025
Link	Planning Application: 25/0058/FH
Application no	24/1650/FH
Location	Bus Station, Bouverie Square
Proposal	Change of use of existing Bus Station to outdoor park, including construction of new surfaces, seating areas and hard and soft landscaping
Closing date	12/02/2025
Link	Planning Application: 24/1650/FH

Application no	25/0074/FH
Location	Land Adjoining Broadmeadow Registered Care Centre, Park Farm Road
Proposal	Works to trees the subject of TPO No. 15 of 1998 T2 Sycamore & T5 Cherry Fell, T3 Sycamore & T6 Maple prune large deadwood, T7 Bay re-coppice close to ground level & T8 Holm Oak reduce overall height by a max of 3 meters
Closing date	11/02/2025
Link	Planning Application: 25/0074/FH

KCC APPLICATION

Application no	KCC/FH/0121/2023
Location	Mcaleers Yard, Caesars Way
Proposal	Aggregate washing plant and erection of a workshop/office building to replace the existing open-sided shelter and removal of temporary office/welfare portacabins
Closing date	13/02/2025
Link	Planning Register : Kent County Council

PREMISES LICENCE

Application no	PR202501-112357
Location	Minutas Argentine Street Food & Bar, Folkestone Harbour, Harbour Approach Road
Proposal	Alcohol Sales Off & On Premise, Films, Indoor Sporting Events, Live Music, Recorded Music
Closing date	12/02/2025
Link	Process: PR202501-112357