

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 29th February 2024 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Charlie Bain Smith, Jane Darling, Laura Davison, Christine Dickinson and John Renshaw.

ABSENT:

OFFICER PRESENT: Georgina Wilson (Corporate Support Officer)

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Lucy McGirr.

2. DECLARATIONS OF INTEREST

Cllr Bain Smith declared a personal interest in 24/0155/FH.

3. PLANNING COMMITTEE MEETING 19th December 2023

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 19th December 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 19th December 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 Christine Dickinson

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

4. PLANNING APPLICATIONS

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
Comment	Object due to being in a conservation area and this will adversely affect the character of the area.

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
Comment	No objection

Application no	24/0008/FH
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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
Comment Object due to the amenity to the adjacent property, number 147a, being adversely affected.

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
Comment Object, the current roof coverings do not have list building consent and nor do the replacement fenestration and UPVC, the obligation to apply for listed building consent is with the building, not the owner. The roof should be reinstated to a slate roof, as it originally was. These works should be carried out quickly to prevent further damage from occurring. The proposed roof tiles would be too heavy for the roof structure and is not in keeping with the surrounding area.

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
Comment As per 24/0149/FH: Object, the current roof coverings do not have list building consent and nor do the replacement fenestration and UPVC, the obligation to apply for listed building consent is with the building, not the owner. The roof should be reinstated to a slate roof, as it originally was. These works should be carried out quickly to prevent further damage from occurring. The proposed roof tiles would be too heavy for the roof structure and is not in keeping with the surrounding area.

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
Comment No information available

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
Comment No objection

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
Comment Object, insufficient information provided.

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
Comment Object, the Committee feels this application is far too over intensive and will be overbearing on surrounding residents and businesses. There are no outside amenities included in this application and will mean existing residents will be overlooked by this new building, existing residents will also be overshadowed and have reduced natural light. There are also no parking facilities which may be considered as unnecessary by the District Council as this is a Town Centre location, however the Committee feel that even in a Town Centre location, residents will still have cars and so require somewhere to park and there is no safe pedestrian access.

Application no 24/0155/FH
Location 13 Trinity Road
Proposal Single-storey rear extension
Closing date 12.3.24

Comment	No objection
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
Comment	No objection
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
Comment	Object, this is detrimental to the character of the conservation area in form and material. A design closer to the original should be considered.
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
Comment	No objection subject to the skylights either being omitted or changed to ensure there is no loss of amenity to neighbours and the overlooking is eliminated.
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
Comment	No information.

5. PREMISES LICENCE

None were received.

6. LATE PLANNING APPLICATIONS

Application number	24/0252/FH/TCA
Location	Merchants Place, Rendezvous Street

Proposal Works to trees in a Conservation area comprising of Conifer hedge height reduction to 4.5m & trim back both sides.
Closing Date 15.3.24
Comment No objection

Application number 24/0178/FH
Location 13 Trimworth Road
Proposal Single-storey side-return extension including partial removal of existing party wall fence and erection of new brick party wall. Addition of 3 rooflights, bi-fold doors and oriel window.

Closing Date 18.3.24
Comment No objection subject to neighbour's comments and the rooflights not being detrimental to the neighbouring property.

Application number 24/0092/FH
Location Folkestone Prime Court, 9 Trinity Crescent
Proposal Conversion of rooms on first floor to 2 self-contained one-bedroom flats.

Closing Date 28.3.24
Comment No objection to the principal of this application, however the proposed arrangement requires more thought, as from the bedroom a fire escape would be through the kitchen, which is not appropriate.

7. DATE OF NEXT MEETING
Thursday, 28th March 2024

The meeting concluded at 8.30pm.

..... Chair