

## Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 30<sup>th</sup> May 2024 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

**PRESENT:** Councillors Charles Bain Smith, Bridget Chapman, Jane Darling, Laura Davison, Christine Dickinson and John Renshaw

**ABSENT:** None

**OFFICERS PRESENT:** Georgina Wilson (Corporate Support Officer) and Jennifer Griffin (Administration Officer)

**MEMBERS OF THE PUBLIC:** 2

**1. APOLOGIES FOR ABSENCE**

There were no apologies

**2. DECLARATIONS OF INTEREST**

There were no declarations of interest, but Councillors wished for it to be noted that Councillor Tim Prater had emailed all Councillors about application 24/0470/FH and a resident of Pelham Gardens had a telephone call with Councillor John Renshaw about the same application.

**3. APPOINTMENT OF CHAIR**

Councillors were asked to appoint a Chair of the Planning Committee for the 2024/25 municipal year.

**RESOLVED: That Councillor Charles Bain Smith be appointed Chair of the Planning Committee for the 2024/25 Municipal Year**

Proposed: Councillor Laura Davison

Seconded: Councillor John Renshaw

Voting: F: 6, Ag: 0, Ab: 0

**4. APPOINTMENT OF VICE CHAIR**

Councillors were asked to appoint a Vice Chair for the Planning Committee for the 2024/25 municipal year.

**RESOLVED: That Councillor John Renshaw be appointed Vice Chair of the Planning Committee for the 2024/25 municipal year.**

Proposed: Councillor Charles Bain Smith

Seconded: Councillor Laura Davison

Voting: F: 6, Ag: 0, Ab: 0

**5. PLANNING COMMITTEE MEETING 25<sup>th</sup> April 2024**

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 25<sup>th</sup> April 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 25<sup>th</sup> April 2024 be received and that the Chair of the meeting be authorised to sign them as a correct record.**

Proposed: Councillor Christine Dickinson

Seconded: Councillor Laura Davison

Voting: F: 6, Ag: 0, Ab: 0

## 6. PLANNING APPLICATIONS

Application no 24/0470/FH  
Location 5 - 6 Pelham Gardens  
Proposal Change of use from Class C2 residential care home to sui generis house in multiple occupation (HMO) with 23 rooms for up to 24 persons

Closing date 06/06/2024

Comment Object. This is not an HMO as the building was formally a residential home and 2 separate dwellings before that. While the Committee fully recognises the need for affordable housing, we are also committed to making sure people are not being set up to fail. The scale of the proposal along with the internal configuration would negatively affect the amenities of both the occupants and the neighbouring properties. We would welcome the opportunity to work with the applicant in order to find alternatives in order to create suitable, affordable, accessible housing.

Application no 24/0232/FH

Location Flat C, 98 Bouverie Road West

Proposal Replacement of windows from timber to UPVC at the front elevation

Closing date 07/06/2024

Comment Object. UPVC is not an appropriate material as it is not recyclable nor does UPVC preserve the character of the conservation area. UPVC is not necessary to use when there are affordable timber alternatives available.

Application no 24/0226/FH

Location Land adjoining, 6 West Cliff Gardens

Proposal Erection of a five-storey block of four self-contained flats

Closing date 11/06/2024

Comment Object. Please see our previous comment of 28<sup>th</sup> March 2024 -

“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.”

Application no 24/0702/FH  
Location Folkestone Prime Court, 9 Trinity Crescent  
Proposal Change of use of 4 rooms in a HMO to 2 self-contained 1 person flats  
Closing date 18/06/2024  
Comment Object. Engendered inner rooms are hazardous to means of escape. These issues could be addressed.

Application no 24/0608/FH  
Location Garages, Bowen Road  
Proposal Redevelopment to provide 2 one bedroom flats  
Closing date 11/06/2024  
Comment Engendered inner room is created for one flat. The amenities of the adjacent properties would be negatively affected as the bathroom window opens onto a neighbouring garden. Noise would be an issue and so would the proposed removal of parking from an already congested street. There are no external amenities for the first floor flat and the proposed design is not a sympathetic conversion of a non-designated heritage asset.

## 7. PREMISES LICENCE

Application no PR202404-101835  
Location Burrito Buoy, 43 Tontine Street  
Proposal Extend hours to match planning permission hours  
Closing date 09/06/2024  
Comment No objection

## 8. LATE PLANNING APPLICATIONS

Application number 24/0244/FH  
Location 15 Radnor Park Crescent  
Proposal Side facing rear dormer  
Closing Date 14/6/24  
Comments Object. The application does not contain enough information to assess any amenity issue.

Application number 24/0721/FH  
Location 39 Earls Avenue  
Proposal Change of use from hotel and restaurant to educational and boarding facility

Closing Date 20.6.24  
Comments Object. The proposed change of use would see the loss of hotel accommodation, of which there is already under provision in Kent, as well as the loss of a community asset

**LATE PREMISES LICENCE**

Application number PR202405-102547  
Location Queso Hombre, Folkestone Harbour, Harbour Approach Road  
Activities Supply of Alcohol  
Closing date 16.6.24  
Comments No objection

Application number PR202405-102539  
Location RAD Burger, Folkestone Harbour, Harbour Approach Road  
Activities Supply of Alcohol  
Closing date 17.6.24  
Comments No objection

**9. DATE OF NEXT MEETING**  
Thursday, 27<sup>th</sup> June 2024

The meeting concluded at 8:35pm.

..... Chair