

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 27th June 2024 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Bridget Chapman, Laura Davison, Christine Dickinson, John Renshaw.

ABSENT:

OFFICERS PRESENT: Georgina Wilson (Corporate Support Officer)

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Bain Smith and Darling.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. REVIEW OF THE TERMS OF REFERENCE

In line with the Town Council's adopted Standing Orders, the Committee was asked to consider the Terms of Reference for the Planning Committee.

RESOLVED: To accept the Terms of Reference but to look at them in more details at the next meeting.

Proposed: Councillor Christine Dickinson

Seconded: Councillor Laura Davison

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

4. PLANNING COMMITTEE MEETING 30th May 2024

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 30th May 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 30th May 2024 be received and that the Chair of the meeting be authorised to sign them as a correct record.

Proposed: Councillor Laura Davison

Seconded: Councillor Christine Dickinson

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

5. PLANNING APPLICATIONS

Application no 24/0880/FH

Location 32 Rendezvous Street

Proposal Removal of condition 6 (no live or amplified music or amplified entertainment) of planning permission Y19/1021/FH (change of use from Shop (Use Class A1) to Drinking Establishment (Use Class A4))

Closing date 09/07/2024

Comment	No objection
Application no	24/0882/FH
Location	94 Firs Lane
Proposal	Subject of TPO No. 6 of 1995 - T1 silver birch - crown reduce all around to previous reduction points (approx. 5m reduction). Crown lift to 3m above ground level.
Closing date	04/07/2024
Comment	No objection subject to Tree Officer's Report
Application no	24/0890/FH/TCA
Location	Pullman Wine Bar, 7-9 Church Street
Proposal	Situated in a Conservation area - G1 group of Monterey cypress- cut back overhanging branches by approx. 1m (private garden side only). Crown lift to give 1m clearance over the pullman building roof. T1 Sycamore- re-pollard to previous points.
Closing date	04/07/2024
Comment	No objection
Application no	24/0817/FH
Location	12A Guildhall Street
Proposal	First floor rear extension
Closing date	18/07/2024
Comment	No objection in principle, however concerns over the timber boarding planned that could be a fire risk and the overlooking rooflights.
Application no	24/0913/FH
Location	5-6 Westbourne Gardens
Proposal	Variation of Condition 4 of planning permission Y00/0607/SH to allow opening between the hours 07.30am and 18.30pm Monday to Saturday
Closing date	18/07/2024
Comment	No objection (Cllr Laura Davison abstained)
Application no	24/0916/FH
Location	49 Broadfield Road
Proposal	Erection of carport
Closing date	09/07/2024
Comment	No objection

6. PREMISES LICENCE

Application no PR202405-103028
Location Benton Collective CIC, Unit 1&2, 11 Tontine Street
Proposal Films, Supply of Alcohol ON & OFF Sales
Closing date 08/07/2024
Comment No objection

7. LATE PLANNING APPLICATIONS

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
Comment Object, see attached comment.

Application no 24/0933/FH
Location 70-72 SANDGATE ROAD
Proposal List Building Consent for the repair and restoration of the external fabric, including Crittall windows, concrete sills and rear flat roof repair.
Closing date 16.7.24
Comment No objection

Application no 24/0946/FH
Location 20 DRAGOON PLACE
Proposal Proposed room in roof space
Closing date 16.7.24
Comment No objection subject to building regulations and fire regulations being followed.

Application no 24/0865/FH
Location KEMBERWOOD, CANTERBURY ROAD
Proposal Single storey rear extension and two storey side extension
Closing date 16.7.24
Comment No objection subject to neighbours' comments, particularly as this is in the AONB (Area of Outstanding Beauty).

8. DATE OF NEXT MEETING
Thursday, 25th July 2024

The meeting concluded at 8.45pm.

..... **Chair**

DRAFT

FTC Planning Comment: Object

The Committee appreciates the changes made to this application following the public consultations that have already taken place. The Committee understands that outline planning permission was granted in 2015, and that the more detailed proposals (referred matters) have to be submitted by 30th January 2025. However, the Committee feel that the overall height and scale of the development is overbearing and out of character and has no connection with the rest of the Town. The Committee also notes the very large number of comments from local people, almost without exception objecting to the proposed development. There was concern around the eco friendly aspect of this development in terms of building materials, insulation and ventilation.

This development should be of benefit to local people and the town in general. It should support the heritage of the town and enhance the local area. It was felt that currently this proposal does not do this, as shown by the number of negative comments on the District Council Planning website.

The Committee felt that the application was difficult to understand, since the documents are not in any consistent order, with key documents, such as the Design and Access Statements, split into many sections. It is extremely difficult to process the information, and important information relating to the whole project is missing or has been included in previous applications. There needs to be a better way of dealing with the relevant applications, ensuring that the very large amount of information is made as transparent and accessible as possible. The Committee suggests working with interest groups such as New Folkestone Society etc to ensure documents are structured in a way that is easy to understand and access.

Traffic and Parking. The Committee are concerned about the increase in traffic the development will bring to an already congested area, as well as reducing the parking available for tourists and local people. Currently there are 563 spaces available on the Harbour Arm; this will be replaced by only 323 non-residential underground spaces. There are only two access roads to the site which already struggle to cope with the volume of traffic year-round, and especially in the summer months. This could make it difficult for emergency vehicles to access the site in an emergency, particularly in summer when the roads are gridlocked. There are no bus routes or other public transport to reach the proposed development, and this is something that needs to be investigated further.

More commercial spaces are proposed in the amended plans, and this will further increase traffic with deliveries, rubbish collection etc. During construction, large vehicles will be travelling to and from the site and local residents will be affected by noise and dust.

Sewage. Sewage is a concern, currently there is no guarantee that Southern Water will have constructed the off-site facilities needed to handle the increase in foul-water sewage from the project as a whole. The sewage system is already unable to cope with the existing load, with overflows discharged into the sea having a negative impact the environment and on public health. A formal agreement with Southern Water should be a condition for approval of the project, with construction of the necessary works starting before work starts on the project.

Heritage. The heritage and history of the site is at risk of being lost with the changes planned to incorporate more retail outlets along the station. This will change the overall look and feel of the area.

Affordable Housing and Residency Conditions. The Committee were concerned that only 8 percent of the total units will be shared ownership, and that the plans do not show which units will be under shared ownership.

It is also unclear what measures, if any, will be taken to ensure the housing units will not be used as short-term holiday lets or second homes. The presence of unoccupied units would have a negative impact on the surrounding area and knock-on effect on the expected economic benefits of the development. It was felt that the economic impact assessment would need to be reviewed to address the possibility that units could be used for second homes and/or short-term lets.

Children's play areas. There are outside shared spaces included in the plans, but the Committee was not able to identify specific playground areas for residents' children and visitors.

Local Service Provision. Local health care services are under increasing strain with local people being unable to get appointments with doctors and dentists. The increase in the number of residents will exacerbate this issue. This concern will not be resolved simply through the provision of additional infrastructure.

The Goods Yard. The latest proposal for the Goods Yard could contemplate more outdoor space. As currently envisaged, the proposal will require a large number of traders to occupy the space. Customers will not want to sit inside a metal building on a hot day when they could be outside enjoying the views. More thought needs to be put into the design of this area and also to ensure there are amenities that people actually need such as places where you can buy everyday groceries etc.