

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 29 August 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, John Renshaw

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

1. APOLOGIES FOR ABSENCE

There were no apologies

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. PLANNING COMMITTEE MEETING 25 JULY 2024

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 25 July 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 July 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: 6, Ag: 0, Ab: 0

4. APPLICATION 24/0885/FH

The Committee met with the Earlscliffe Developer for a short presentation and brief answering of Committee member questions.

The Committee discussed the application and decided to remain with the Comment from the Committee's Weekly List.

COMMENT: *"Object. Insufficient parking, inadequate access (see response from KCC Highways), disputes over the boundaries of the property and overbearing, impacting neighbouring properties (see comments), impact on trees subject to a TPO. Note that the site is within the Conservation Area. The scale, bulk and appearance of the proposals would not protect the character of the conservation area. The proposed black UPVC windows would be wholly inappropriate in the conservation area"*

5. PLANNING APPLICATIONS

Application no	24/1107/FH
Location	Flat A, 83 Bouverie Road West
Proposal	Extension to flat and conversion of store to studio
Closing date	03/09/2024

Comment	No Objection
Application no	24/1212/FH
Location	The Battery, The Bayle
Proposal	Single storey rear extension, installation of roof lights and an air source heat pump. Replacement of rear dormer windows with rooflights, installation of external iron handrail within access steps, replace 4 sash windows to front and timber windows to eastern side. Reopening and enlargement of existing first floor balcony extension, replacement of pitched roofs to front dormers with lead roofs.
Closing date	03/09/2024
Comment	Object. While we do not object in principle to the application, there is no justification for the replacement of the front four windows. The existing pattern of glazing reflects the buildings history and should be retained.
Application no	24/1220/FH
Location	The Battery, The Bayle
Proposal	Listed Building Consent for a single storey rear extension, installation of roof lights and an air source heat pump. Replacement of rear dormer windows with rooflights, installation of external iron handrail within access steps, replace 4 sash windows to front and timber windows to eastern side. Reopening and enlargement of existing first floor balcony extension, replacement of pitched roofs to front dormers with lead roofs
Closing date	03/09/2024
Comment	Object. While we do not object in principle to the application, there is no justification for the replacement of the front four windows. The existing pattern of glazing reflects the buildings history and should be retained.
Application no	24/1216/FH
Location	Folkestone Prime Court, 9 Trinity Crescent
Proposal	Change of use of 2 rooms in a HMO to one self-contained 1 bed, 2-person flat
Closing date	03/09/2024
Comment	No Objection
Application no	24/1238/FH
Location	2 Martha Close
Proposal	Creation of two additional car parking spaces to front of property together with extension of existing dropped kerb

Closing date	02/09/2024
Comment	No Objection
Application no	24/1228/FH
Location	Ground Floor Flat, 4 Ingles Road
Proposal	Proposed detached garage with off road parking and drop kerb to existing dwelling house
Closing date	04/09/2024
Comment	No Objection
Application no	24/1250/FH
Location	5-6 Westbourne Gardens
Proposal	Variation of condition 3 (opening times) of planning permission Y02/0308/FH to allow for to allow opening between the hours 07.30am and 18.30pm Monday to Saturday
Closing date	04/09/2024
Comment	No Objection
Application no	24/1255/FH
Location	The Grand, Chilham Suite, The Leas
Proposal	Listed Building Consent to install a downpipe within the block, to replace a temporary plastic one in situ.
Closing date	05/09/2024
Comment	No Objection
Application no	24/1249/FH
Location	Queens House, Guildhall Street
Proposal	Re-cladding of the existing building elevations at first, second and third floor, including replacement windows and associated works.
Closing date	05/09/2024
Comment	Objection. The principle is fine but there is not enough information on what materials are proposed for cladding or fenestration and whether these materials would comply with fire regulations.
Application no	24/1260/FH
Location	Flats 1 & 2 125 Sandgate Road
Proposal	Remodelling & refurbishment of existing 2no. upper floor flats with associated alterations, including the replacement of the external windows & doors
Closing date	06/09/2024
Comment	Object. No elevation drawings have been submitted to show where the windows will be replaced. Object to the proposed bar pattern which does not match the original,

attractive, margined glazed windows.
The proposed cross sections are acceptable.

Application no 24/1197/FH
Location The Glenmore Centre, Unit 18, Pent Road, Shearway Business Park
Proposal Installation of 2 x First Floor Windows at the rear of the building at mezzanine level
Closing date 09/09/2024
Comment No Objection

Application no 24/1264/FH
Location 28 Shorncliffe Crescent
Proposal Erection of two-storey rear extension and construction of front dormer with accompanying rooflight
Closing date 09/09/2024
Comment Object. There would be too large an impact on the neighbouring private garden.

Application no 24/1277/FH
Location Land Outside 7 West Terrace
Proposal Installation of 1 no. new communication Kiosk with integrated advertising display
Closing date 17/09/2024
Comment No Objection

Application no 24/1279/FH
Location Land Opposite The Saga Building, Middelburg Square
Proposal Installation of 1 no. new communication Kiosk with integrated advertising display
Closing date 17/09/2024
Comment Object. The proposed placement would cause obstruction to the pavement and may attract anti-social behaviour. It would also affect the visibility of the junction. The remodelling of the SAGA building do not seem to have been taken into account.

Application no 24/1276/FH
Location Land Outside 5 Guildhall Street
Proposal Installation of 1 no. new communication Kiosk with integrated advertising display
Closing date 17/09/2024
Comment Object. The proposed placement would cause obstruction on the pavement and may attract anti-social behaviour. In addition, the placement would have the potential of encouraging illicit behaviours which will

increase levels of crime and vandalism.

Application no 24/1274/FH
Location Shellons Street, opposite 20 Cheriton Road
Proposal Installation of 1 no. new communication Kiosk with integrated advertising display
Closing date 17/09/2024
Comment Object. The proposed placement would cause obstruction on the pavement and may attract anti-social behaviour. The remodelling of the SAGA building do not seem to have been taken into account.

Application no 24/1278/FH
Location Land Outside 61 Sandgate Road
Proposal Installation of 1 no. new communication Kiosk with integrated advertising display
Closing date 17/09/2024
Comment Object. The proposed placement would cause obstruction on the pavement. The Committee does not see the benefit in this area when there are existing phone boxes. The light pollution emitted from the advertising board would not protect the character of the Conservation Area.

Application no 24/ 1280/FH
Location Land Outside 36 Cheriton High Street, Cheriton
Proposal Installation of 1 no. new communication Kiosk with integrated advertising display
Closing date 17/09/2024
Comment No Objection

Application no 24/1263/FH
Location 2 Guildhall Street
Proposal Removal of existing rear metal fire escape staircase and replacement with new metal fire escape staircase.
Closing date 17/09/2024
Comment No Objection

Application no 24/1294/FH
Location 2 Guildhall Street
Proposal Listed Building Consent for the removal of existing rear metal fire escape staircase and replacement with new metal fire escape staircase
Closing date 17/09/2024
Comment No Objection

Application no 24/1293/FH

Location 1 Herdson Road
Proposal Double-Storey Side Extension
Closing date 10/09/2024
Comment No Objection

Application no 24/1292/FH/PA
Location The SAGA Building, Middelburg Square
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 change of office use Class E to residential C3 for the conversion to 53 x 2 bed & 33 x 1 bed flats
Closing date 11/09/2024
Comment Object. Some of the proposed units appear not to satisfy minimum size standards. There are no outdoor amenities provided and very long escape routes in case of fire. This application does require prior approval.

Application no 24/1275/FH
Location Land Outside 31 Guildhall Street
Proposal Installation of 1 no. new communication Kiosk with integrated advertising display
Closing date 12/09/2024
Comment No Objection

7. LATE PLANNING APPLICATIONS

Application no 24/1327/FH
Location Land Outside 61 Sandgate Road
Proposal Advertisement consent for the Installation of 1 no. new communication Kiosk with integrated advertising display
Closing date 12/09/2024
Comment Object. The proposed placement would cause obstruction on the pavement. The Committee does not see the benefit in this area when there are existing phone boxes. The light pollution emitted from the advertising board would not protect the character of the Conservation Area.

Application no 24/1328/FH
Location Land Outside 5 Guildhall Street
Proposal Advertisement consent for the Installation of 1 no. new communication Kiosk with integrated advertising display
Closing date 12/09/2024
Comment Object. The proposed placement would cause

obstruction on the pavement and may attract anti-social behaviour. In addition, the placement would have the potential of encouraging illicit behaviours which will increase levels of crime and vandalism.

Application no 24/1330/FH
Location Land Outside 7 West Terrace
Proposal Installation of 1 no. new communication Kiosk with integrated advertising display
Closing date 12/09/2024
Comment No Objection

Application no 24/1333/FH
Location Land Outside 31 Guildhall Street
Proposal Advertisement Consent for the installation of 1 no. new communication Kiosk with integrated advertising display
Closing date 12/09/2024
Comment No Objection

Application no 24/1332/FH
Location Land Outside 36 Cheriton High Street
Proposal Advertisement Consent for the installation of 1 no. new communication Kiosk with integrated advertising display
Closing date 12/09/2024
Comment No Objection

8. DATE OF NEXT MEETING
Thursday, 26th September 2024

The meeting concluded at 8:58pm.

..... Chair