**Folkestone Town Council**

**Minutes of the Planning Committee Meeting held on Thursday 24 March 2025 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.**

**PRESENT: Councillors Charles Bain Smith, John Renshaw, Jane Darling, Christine Dickinson, Belinda Walker (Sub for Cllr Bridget Chapman).**

**OFFICERS PRESENT:** Liz Timmins (Communities and Grants Officer)

**1. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Bridget Chapman and Laura Davison. Cllr Belinda Walker attended the meeting in place of Cllr Chapman

**2. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**3.** **PLANNING COMMITTEE MEETING**

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 27 March 2025 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 27 March 2025 be received and that the Chair of the meeting be authorised to sign them as a correct record.**

Proposed: Councillor J Renshaw

Seconded: Councillor C Dickinson

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

**4. WEEKLY LIST**

Councillors noted the comments sent to Folkestone & Hythe District Council via the Weekly Lists dated 26 March 2025.

**5. PLANNING APPLICATIONS**

 Application no 25/0629/FH

Location 154 Canterbury Road

Proposal Change of use from C3 dwellinghouse to 8 bed HMO for 8 persons (Sui Generis), erection of a rear extension and alterations of single storey roof at the rear.

Closing date 29/04/2025

 Comment No objection

Application no25/0637/FH

Location 310 Dover Road

ProposalErection of side dormer with hip-to-gable rear roof extension, including rooflights.

Closing date 27/04/2025

Comment Object – the large proposed south facing window would have an adverse impact on the amenities and privacy of the rear garden of 308, the adjacent property to the south.

Application no 25/0630/FH

Location 60 Wear Bay Road

Proposal Conversion of existing detached dwelling to a pair of semi-detached dwellings with balconies to front and associated landscaping.

Closing date  28/04/2025

Comment No objection

Application no 25/0670/FH/GPD

Location 8 Coolinge Lane

Proposal Notification under the Town and Country Planning (General Permitted Development) (England) Order 2015 for a single storey rear/side extension & replacement porch.

Closing date 30/04/2025

Comment No objection

Application no 25/0666/FH

Location 11 St Michaels Street

Proposal Loft Conversion

Closing date  30/04/2025

Comment Object – no objection to the principle of converting the attic, however the proposed dormer to the street would make an unsightly obtrusion to an otherwise uniform terrace, by virtue of its position in line with the plane of the front wall and its balconette form.

Application no 25/0575/FH

Location Flat B, 7 Grimston Avenue

Proposal Erection of rear extension

Closing date 01/05/2025

Comment No objection

Application no 25/0516/FH

Location 89A Sandgate Road

Proposal Change of use from offices (Class E) to 10 bedroom 10 person HMO (Sui-Generis)

Closing date 01/05/2025

Comment No objection – the Council support the application but note there are no clear proposals for refuse collection and bike storage.

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 01/05/2025

Comment Object – the Town Council maintains its previous objection

Application no 25/0588/FH

Location Rostrum House, Cheriton Place

Proposal Erection of second floor to include terrace and addition of solar panels.

Closing date 15/05/2025

Comment No objection

Application no 25/0692/FH

Location Premier Inn, Cherry Garden Lane

Proposal Variation of Condition 12 (details of electric vehicle charging ports) of planning permission 24/1015/FH to allow for a reduction in charging ports.

Closing date 15/05/2025

Comment No objection

Application no 25/0562/FH

Location Flat A, 32 Morehall Avenue

Proposal Single storey rear extension.

Closing date 05/05/2025

Comment No objection

Application no 25/0706/FH

Location 86 Shaftesbury Avenue

Proposal Demolition of existing flat roof annex/garage and construction of proposed annexe with pitched roof.

Closing date 03/05/2025

Comment No objection

Application no 25/0605/FH

Location Castle House, Castle Hill Avenue

Proposal New security fencing & gates to existing rear car park.

Closing date 15/05/2025

Comment No objection

Application no 25/0677/FH

Location 121 Dover Road

Proposal Change of use from mixed use (ground floor takeaway with residential flat above) to a 7 bedroom (HMO).

Closing date 07/05/2025

Comment Object – on the grounds of amenities to future occupants, the kitchen in the basement has very little light and ventilation and the top two bedrooms have little head height and are cramped. Overall, this appears to be an over intensive proposal for the site.

Application no 25/0676/FH

Location 11 Marine Parade

Proposal Conversion of property into 6 x self contained flats together with external refurbishment, insertion of skylights and internal reconfiguration.

Closing date 13/05/2025

Comment No objection

Application no 25/0682/FH

Location 11 Marine Parade

Proposal Listed building consent for conversion of property into 6 x self contained flats together with external refurbishment, insertion of skylights and internal reconfiguration.

Closing date 13/05/2025

Comment No objection

**6. RE-CONSULTATIONS**

Application no 25/0158/FH

Location Former Rotunda Amusement Park, Plots F1, F2, G1, G2 and H, Marine Parade

Proposal Application for all 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), 21 (Wind Flow Mitigation), and 27 (Surface Water Drainage), pursuant to S73 outline planning permission Y17/1099/SH

Closing date 07/05/2025

Comment Object – although we appreciate that some alterations have been made in the right direction, these have not been sufficient to overcome our original objections.

**7. PREMISES LICENCES**

Application no PR202503-115005

Location Harbour Fish Bar, 1-3 Lower Sandgate Road

Proposal Alcohol ON Sales Only

Closing date 06/05/2025

Comment No objection

Application no PR202503-115035

Location Mama Stores, 119 Sandgate Road

Proposal Alcohol OFF Sales Only

Closing date 06/05/2025

Comment No objection

Application no PR202503-115318

Location Knowing Meat Knowing You Harbourside, Folkestone Harbour, Harbour Approach Road

Proposal Recorded Music, Provision of late Night Refreshment, Alcohol Sales ON & OFF Sales

Closing date 06/05/2025

Comment No objection

**8. LATE PLANNING APPLICATIONS**

 Application no 25/0715/FH

Location 1-3 Risborough Lane

Proposal Conversion and change of use of retail and storage areas to residential flat on lower floors. Internal alterations to upper existing flat.

Closing date 08/05/2025

Comment Object – loss of employment floor space on the ground floor, the kitchen to flat 1 has no natural light or ventilation which would adversely affect the amenities of future occupants.

**9. DATE OF NEXT MEETING**

Thursday, 29 May 2025 at 7pm.

The meeting concluded at 8.40 pm.

**…..……………………… Chair**