

FOLKESTONE TOWN COUNCIL



The Town Hall

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Folkestone

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Date of publication: 28 May 2026

AGENDA

Meeting: Planning Committee

Date: Thursday 4 June 2026

Time: 7.00pm

Place: Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

To: The Planning Committee

(All other Councillors for information only)

YOU ARE HEREBY SUMMONED to attend a meeting of the Planning Committee on the date and at the time and place shown above to transact the business shown on the agenda below. The meeting will be open to the press and public.

Any member who wishes to have information on any matter arising on the agenda which is not fully covered in these papers is requested to contact the Town Clerk prior to the meeting.

Toni Brenchley
Town Clerk

1. APOLOGIES FOR ABSENCE

To receive and approve any apologies for absence.

2. DECLARATIONS OF INTEREST

To receive any declarations of either personal or prejudicial interest that Members may wish to make.

3. MINUTES

To receive the Minutes of the meeting of the Planning Committee held on 14 May 2026 and authorise the Chair of the Committee to sign them as a correct record.

4. SHORNCLIFFE ROAD - PEDESTRIAN IMPROVEMENTS

The Committee's views are sought on the proposed pedestrian improvements to Shorncliffe Road.

5. PLANNING APPLICATIONS

(See attached list)

6. PREMISES LICENCES

(See attached list)

7. LATE PLANNING APPLICATIONS

To view any applications received since the preparation of the agenda.

8. DATE OF NEXT MEETING

Thursday 25 June 2026.

Councillors on Committee:

Councillor Charles Bain Smith
Councillor Bridget Chapman
Councillor Jane Darling
Councillor Christine Dickinson
Councillor Liz McShane
Councillor John Renshaw

Material Considerations:

A material consideration is a matter that should be taken into account in deciding a planning application or on appeal against a planning decision. Material considerations can include (but are not limited to):

- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking
- Highway safety
- Traffic
- Noise
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance, and materials
- Government policy
- Disabled persons' access
- Proposals in the Development Plan
- Previous planning decisions (including appeal decisions)
- Nature conservation

However, issues such as loss of view, or negative effect on the value of properties are not material considerations.

There is no set list defining material considerations, the Local Planning Authority (Folkestone and Hythe District Council) will decide what is deemed to be 'material'.

Parking available for Councillors from 6.00pm on the precinct area at the front of the Town Hall.



Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 14 May 2026 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors John Renshaw, Jane Darling and Bridget Chapman.

APOLOGIES: Councillors Charles Bain Smith, Christine Dickinson and Liz McShane

OFFICERS PRESENT: Georgina Wilson (Corporate Support Officer)

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Charles Bain Smith, Christine Dickinson and Liz McShane.

2. APPOINTMENT OF CHAIR

Councillors were asked to appoint a Chair of the Planning Committee for the 2026/27 municipal year.

RESOLVED: That Councillor Charles Bain Smith be appointed Chair of the Planning Committee for the 2026/27 Municipal Year

Proposed: Councillor John Renshaw

Seconded: Councillor Bridget Chapman

Voting: F: 3, Ag: 0, Ab: 0

3. APPOINTMENT OF VICE CHAIR

Councillors were asked to appoint a Vice Chair for the Planning Committee for the 2026/27 municipal year.

RESOLVED: That Councillor John Renshaw be appointed Vice Chair of the Planning Committee for the 2026/27 municipal year.

Proposed: Councillor Bridget Chapman

Seconded: Councillor Jane Darling

Voting: F: 3, Ag: 0, Ab: 0

4. DECLARATIONS OF INTEREST

There were no declarations of interest.

5. PLANNING COMMITTEE MINUTES

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 23 April 2026 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 23 April 2026 be received and that the Chair of the meeting be authorised to sign them as a correct record.

Proposed: Councillor Jane Darling

Seconded: Councillor Bridget Chapman

Voting: F: 3, Ag: 0; Ab: 0

6. REVIEW OF TERMS OF REFERENCE

Councillors were asked to consider the Terms of Reference for the Planning Committee.

RESOLVED: To adopt the Terms of Reference for 2026/27.

Proposed: Councillor John Renshaw

Seconded: Councillor Bridget Chapman

Voting: F: 3, Ag: 0, Ab: 0

7. PLANNING APPLICATIONS

Application no	26/0535/FH
Location	Flat 2, 4 Godwyn Road
Proposal	Erection of single storey rear extension and conversion of existing garage into a habitable room with a partial first storey extension above.
Closing date	12/05/2026
Comment	No objection

Application no	26/0618/FH
Location	27 Langdon Road
Proposal	Single storey rear extension.
Closing date	13/05/2026
Comment	No objection providing that the rooflight does not allow neighbours to look into the proposed extension.

Application no	26/0641/FH
Location	62 Coniston Road
Proposal	Single storey rear extension, porch extension & garage conversion to habitable room.
Closing date	18/05/2026
Comment	No objection

Application no	26/0648/FH
Location	5 Weymouth Close
Proposal	Erection of a single storey rear pitched roof extension.
Closing date	19/05/2026
Comment	No objection
Application no	26/0651/FH
Location	Land Rear 1, Wilton Road
Proposal	Works to tree subject to TPO No. 10 of 1990, comprising of T1 & T2 Holm Oak, reduction of 4 metres laterally and 2 metres vertically.
Closing date	21/05/2026
Comment	Object as there is insufficient justification for the scale of the reduction, which appears excessive given the distance from the houses.
Application no	26/0628/FH/PA
Location	190 Dover Road
Proposal	Determination as to whether the prior approval of the Local Planning Authority is required under Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the change of use from ground floor hot food takeaway (sui generis) to residential use (Class C3).
Closing date	21/05/2026
Comment	No objection
Application no	26/0589/FH
Location	22 Walton Manor Close
Proposal	Erection of rear & side single storey extension following demolition of existing garage.
Closing date	22/05/2026
Comment	No objection
Application no	26/0681/FH/TCA
Location	5 Earlscliffe Mews, Shorncliffe Road
Proposal	Works to trees in a conservation area comprising of T1 Yew overall reduction by 3 metres. T2 Sycamore reduction of 3 metres vertically and 3 metres laterally.
Closing date	29/05/2026

Comment Object as the information provided is insufficient to establish which trees the application refers to.

8. PREMISES LICENCES

Application no PR202604-132069
Location Hatch Chicken, The Goods Yard, Folkestone Harbour, Harbour Approach Road
Proposal Alcohol OFF sales ONLY
Closing date 25/05/2026
Comment No objection

9. LATE PLANNING APPLICATIONS

Application no 26/0678/FH
Location Flat 1, 143 Cheriton Road
Proposal Single storey rear infill extension
Closing date 27/05/2026
Comment Object due to potential impacts on the neighbouring property's access to light.

Application no 26/0677/FH
Location 13 Castle Mews
Proposal Single storey side extension, demolition of existing glazed bay / balcony, conversion of garage and alterations to existing garden and patio area
Closing date 29/05/2026
Comment No objection but note the loss of parking in the existing garage once converted.

Application no 26/0619/FH
Location Flat 8, The Manor House, 1 Earls Avenue
Proposal Listed Building Consent for the installation of an en-suite bathroom.
Closing date 01/06/2026
Comment No objection

Application no 26/0685/FH/TCA
Location 10 Grimston Avenue
Proposal Works to trees in a conservation area comprising of T1 Magnolia partial crown reduction of 50cm.

Closing date 05/06/2026
Comment No objection

RECONSULTATIONS

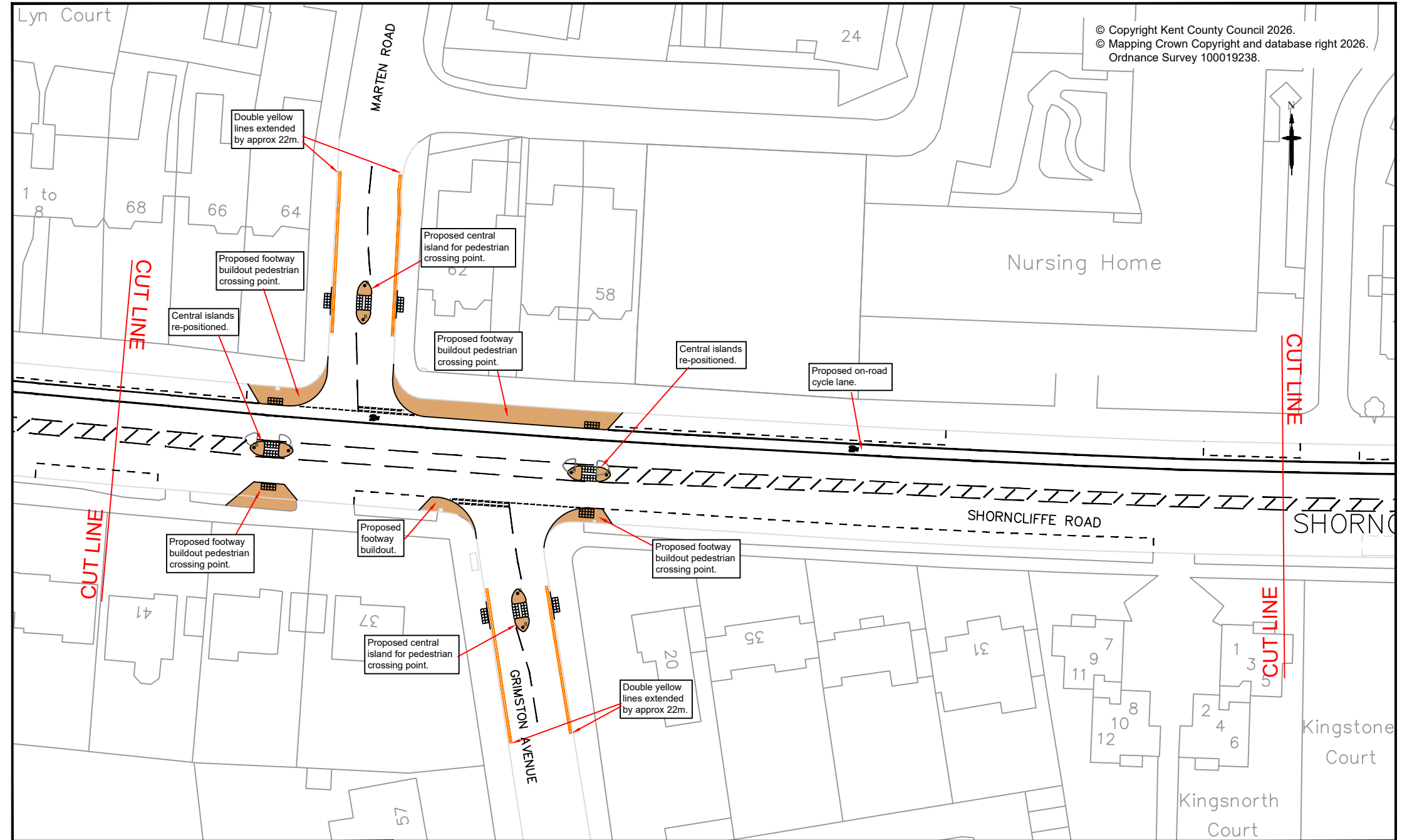
Application no 26/0002/FH
Location East Station Goods Yard, Southern Way
Proposal Development of a Class E(a) retail food store and Class E units, with associated parking, landscaping and access.
Closing date 22/05/2026
Comment Maintain previous objection and the committee feel the developers should be aware of the risk of possible impacts on Southern Water's waste water pumping station and underground pipes. Following the comments from residents, the committee feel improvements could be made to the design of the building.
Object – The committee upholds the comments made by KCC highways and feel that the transport assessment submitted by the applicant doesn't cover the issues raised or the potential impact on the wider context. We feel that some of the residents concerns also have not been addressed.

10. DATE OF NEXT MEETING

Thursday, 4 June 2026 at 7pm.

The meeting concluded at 7.45pm.

..... Chair



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Kent County Council
 Ashford Highway Depot
 Henwood Industrial Estate
 Ashford TN24 8AD
 Tel. 03000 418181

Project
**SHORNCLIFFE ROAD, FOLKESTONE
 PEDESTRIAN & CYCLEWAY IMPROVEMENTS**

Drawing title
**SCHEME PROPOSAL
 SHEET 2 OF 3**

This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.

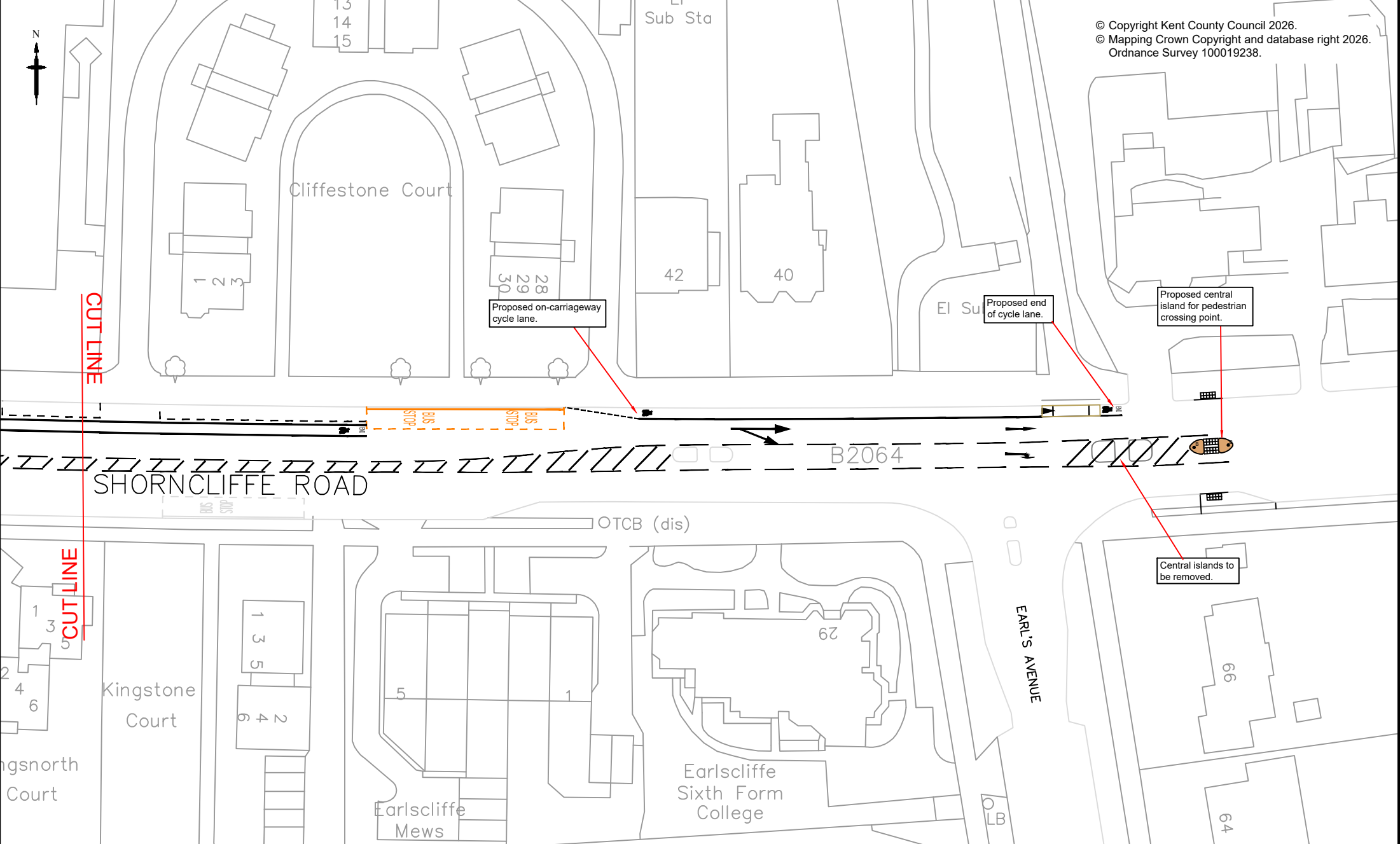
Drawing status
FOR CONSULTATION

Scale
NOT TO SCALE Do not scale

Drawing number
24-FH-PAR-1891-1003

Rev
0

0	13/05/2026	Drawing created.	DRB		
Rev	Revision Date	Purpose of revision	Drawn	Check'd	App'd



0	13/05/2026	Drawing created.	DRB		
Rev	Revision Date	Purpose of revision	Drawn	Check'd	App'd



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Project
**SHORNCLIFFE ROAD, FOLKESTONE
 PEDESTRIAN & CYCLEWAY IMPROVEMENTS**

Drawing title
**SCHEME PROPOSAL
 SHEET 3 OF 3**

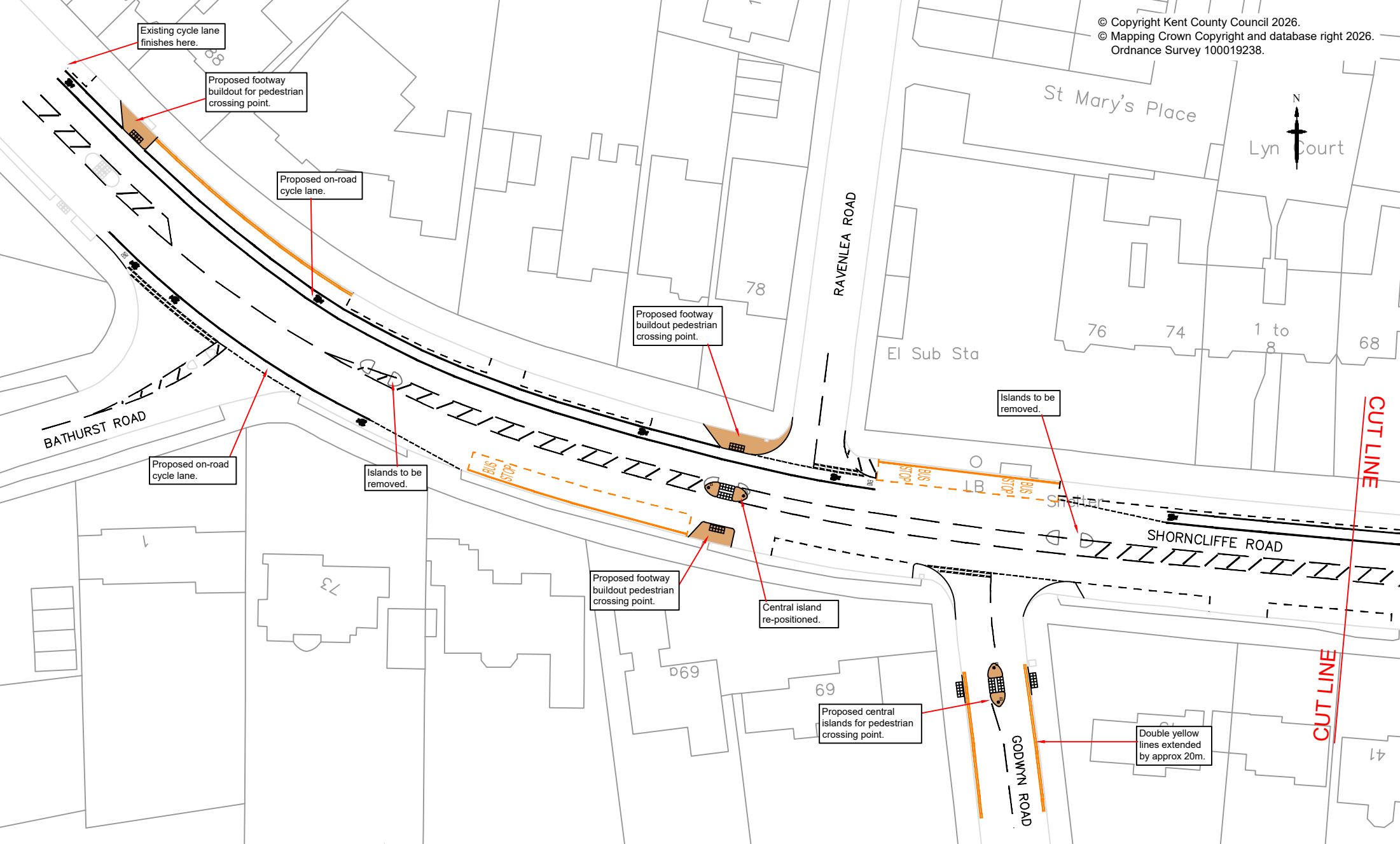
This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.

Drawing status
FOR CONSULTATION

Scale	NOT TO SCALE	Do not scale
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Drawing number
24-FH-PAR-1891-1004

Rev
0



0	13/05/2026	Drawing created.	DRB		
Rev	Revision Date	Purpose of revision	Drawn	Check'd	App'd

Kent County Council
 Ashford Highway Depot
 Henwood Industrial Estate
 Ashford TN24 8AD
 Tel: 03000 418181

Project
**SHORNCLIFFE ROAD, FOLKESTONE
 PEDESTRIAN & CYCLEWAY IMPROVEMENTS**

Drawing title
**SCHEME PROPOSAL
 SHEET 1 OF 3**

This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.

Drawing status
FOR CONSULTATION

Scale	NOT TO SCALE	Do not scale
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Drawing number
24-FH-PAR-1891-1002

Rev
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FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 4 June 2026 at 7pm

Application no	26/0680/FH
Location	134 & 134a Sandgate Road
Proposal	Listed Building Consent for external repairs & refurbishment, re-roofing, alterations to fenestration & associated alterations including replacement rainwater goods & re-pointing.
Closing date	03/06/2026
Link	Planning Application: 26/0680/FH
Application no	26/0697/FH
Location	23 White Cliff Way
Proposal	Erection of front porch, rear extension, rear dormer, rooflight, air source heat pump, & stepped landscaping at rear.
Closing date	05/06/2026
Link	Planning Application: 26/0697/FH
Application no	26/0703/FH
Location	Unit C14, Pent Road
Proposal	Change of use from Class E to Class B8 (storage & distribution).
Closing date	05/06/2026
Link	Planning Application: 26/0703/FH
Application no	26/0721/FH/TCA
Location	57 Earls Avenue
Proposal	Works to trees in a conservation area, comprising of T1 Cherry, reduce canopy by 1-1.5 metres.
Closing date	08/06/2026
Link	Planning Application: 26/0721/FH/TCA
Application no	26/0756/FH
Location	52 Firs Lane
Proposal	Work to tree covered by a TPO No 06 of 1995 comprising of T1 Cherry reducing the crown by 2 - 3 metres vertically & pruning

back to suitable growth points and where appropriate, previous reduction points.

Closing date 08/06/2026
Link [Planning Application: 26/0756/FH](#)

Application no 26/0672/FH
Location 53 Greenfield Road
Proposal Installation of rear dormer & 2 No velux windows to front roof slope.
Closing date 08/06/2026
Link [Planning Application: 26/0672/FH](#)

Application no 26/0747/FH
Location Rhodesia House, 2 Clifton Crescent
Proposal Variation of condition 2 (approved drawings) of planning permission 25/2055/FH to allow for the addition of 5 no. conservation roof lights & removal of balustrading to flat 5.
FTC Comment: *“No objection. The application is welcomed and the proposed internal layout alterations appear to be appropriate. However we have concerns given this is a Grade II listed building that the interior features should remain protected. A condition relating to an agreed schedule of strip-out would be appropriate.”*
Closing date 08/06/2026
Link [Planning Application: 26/0747/FH](#)

Application no 26/0732/FH
Location Rhodesia House, 2 Clifton Crescent
Proposal Variation of condition 2 (approved drawings) of planning permission 25/2058/FH (Listed Building Consent) to allow for the addition of 5 no. conservation roof lights & removal of balustrading to flat 5.
FTC Comment: *“No objection. The application is welcomed and the proposed internal layout alterations appear to be appropriate. However we have concerns given this is a Grade II listed building that the interior features should remain protected. A condition relating to an agreed schedule of strip-out would be appropriate.”*
Closing date 08/06/2026
Link [Planning Application: 26/0732/FH](#)

Application no 26/0765/FH/TCA
Location 6 Albion Villas
Proposal Work to tree in conservation area comprising of T1 Sycamore crown reduction on lower laterals limbs by 2-3 metres & crown lifting them to a height of 5 metres.
Closing date 12/06/2026
Link [Planning Application: 26/0765/FH/TCA](#)

Application no 26/0716/FH
Location Abbeywell Veterinary Clinic, 2 & 3 Majestic Parade, Sandgate Road
Proposal Erection of a rear single-storey extension following demolition of existing rear wall.
Closing date 10/06/2026
Link [Planning Application: 26/0716/FH](#)

Application no 26/0731/FH
Location 56 Coolinge Lane
Proposal Erection of a single-storey lower ground rear extension.
Closing date 10/06/2026
Link [Planning Application: 26/0731/FH](#)

Application no 26/0746/FH
Location 103 Bouverie Road West
Proposal Single storey front porch, garage conversion, alteration to rear extension and replacement cladding to front and rear dormers.
Closing date 10/06/2026
Link [Planning Application: 26/0746/FH](#)

Application no 26/0748/FH
Location 20 London Street
Proposal Installation of exterior cladding to front and rear elevations (retrospective).
Closing date 11/06/2026
Link [Planning Application: 26/0748/FH](#)

Application no 26/0722/FH
Location Flat 11, 3 Trinity Crescent
Proposal Alterations and reduction in size of existing dormer on the side/north elevation.

Closing date 25/06/2026
Link [Planning Application: 26/0722/FH](#)

PREMISES LICENCE

Application no PR202605-133691
Location The South East Emporium, 2B The Old High Street
Proposal Alcohol ON & OFF sales, Films, Live Music, Recorded Music.
Closing date 15/06/2026
Link [Process: PR202605-133691](#)

Application no PR202605-133839
Location Salty Cup, 8 Church Street
Proposal Alcohol ON & OFF sales
Closing date 18/06/2026
Link [Process: PR202605-133839](#)