

# Folkestone Town Council



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## AGENDA

Meeting: **Planning Committee**  
Date: **Thursday 16<sup>th</sup> May 2019**  
Time: **7.00pm**  
Place: **Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.**

To: **The Planning Committee**  
(All other Councillors for information via the website)

**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 give notice prior to the meeting to the Town Mayor, Chairman of the Committee or Town Clerk.

**Jennifer Childs**  
Town Clerk

1. **APOLOGIES FOR ABSENCE**  
To receive and approve any apologies for absence.
2. **APPOINTMENT OF CHAIRMAN**  
To appoint a Chairman of the Planning Committee for the 2019/20 municipal year.
3. **APPOINTMENT OF VICE CHAIRMAN**  
To appoint a Vice Chairman for the Committee for the 2019/20 municipal year.

### REVIEW OF THE TERMS OF REFERENCE

In line with Councils adopted standing orders the Town Clerk has requested that members review the Terms of Reference for the Planning Committee.



Any changes the Committee wish to make will need to be approved by Full Council at a future meeting.

**5. DECLARATIONS OF INTEREST**

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

**6. PLANNING COMMITTEE MEETING – 18<sup>th</sup> April 2019**

To receive the Minutes of the meeting of the Planning Committee held on 18<sup>th</sup> April 2019 and authorise the Chairman of the Committee to sign them as a correct record.

**7. APPLICATIONS FOR PLANNING CONSENT, APPEALS, PLANS TO DEVELOPMENT CONTROL COMMITTEE AND LICENSING**

(See attached list)

**8. LATE PLANNING APPLICATIONS**

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

**9. PREMISES LICENCES**

**10. UPDATE ON PREVIOUS OBJECTIONS**

**11. AGENDA ITEMS FOR NEXT MEETING**

**12. DATE OF NEXT MEETING**

Thursday 6<sup>th</sup> June 2019



## **TERMS OF REFERENCE**

### **Planning Committee**

1. To exercise the Town Council's right under the Town and Country Planning Act 1990 to be notified of planning applications and Orders affecting the Folkestone Town area by:
  - a) Considering all such applications and Orders.
  - b) Attending site meetings arranged by the Committee or the Planning Authority.
  - c) Submitting comments direct to the Planning Authority, considering the Planning Authority's decisions or, where appropriate noting the date an application is referred to the Secretary of State.
  - d) Where appropriate, seek Section 106 or CIL agreements for new developments to encourage planning gain as a method of benefiting the community.
2. To consider all Enforcement Notices and Appeals in relation to planning applications in the Folkestone Town area and comment directly to the relevant authority as appropriate.
3. To consider and respond directly on all consultations relating to Local, Regional and Structure Plans.
4. To exercise the powers and duties of the Town Council on all Highways (Planning) matters.
5. To prepare and submit to the Town Council proposals for a transport strategy for Folkestone.
6. To exercise the interests of the Town Council in the consultation process under Section 5(3)(e) of the Licensing Act 2003 with regard to the formulation of a licensing policy for licensable activities (the sale by retail of alcohol, the provision of regulated entertainment and the provision of late night refreshment).
7. To exercise the interests of the Town Council in the consultation process under Section 158(e) of the Gambling Act 2005 with regard to the issue of licences.
8. To exercise the powers and interest of the Town Council on applications regarding Street Furniture and Occasional Theatre licences and Street Trading Consents.
9. To consider and make recommendations on issues concerning the Local Plan and plans for the Council and town future strategies.
10. To prepare budgetary forecasts, where necessary, on any of the above activities for inclusion in the Town Council's budget for the following financial year and submit these to the Finance and General Purposes Committee in the Autumn to calculate the precept for the ensuing year.
11. To consider and make recommendations to the Council on any changes to these terms of reference that might be required to enable the committee to adapt to changing circumstances and be better prepared to carry out its mission.

## Folkestone Town Council

**Minutes of the Planning Committee Meeting held on Thursday 18<sup>th</sup> April 2019 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.**

**PRESENT:** Councillors Neil Jones, Jacqui Meade and Carol Sacre

**OFFICER PRESENT:** Toni Brenchley (Corporate and Civic Services' Officer)

**1. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors John Collier, Richard Theobald, Richard Wallace and Roger West.

**2. DECLARATIONS OF INTEREST**

There were none.

**3. PLANNING COMMITTEE MEETING 28<sup>th</sup> March 2019**

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 28<sup>th</sup> March 2019 and to authorise the Chairman of the Committee to sign them as a correct record.

**RESOLVED:** That the Minutes of the meeting of the Planning Committee held on 28<sup>th</sup> March 2019 be received and that the Chairman of the meeting be authorised to sign them as a correct record.

Proposed: Councillor Jacqui Meade

Seconded: Councillor Carol Sacre

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

**4. APPLICATIONS FOR PLANNING CONSENT, APPEALS, PLANS TO DEVELOPMENT CONTROL COMMITTEE AND LICENSING**

Application no	Y19/0197/FH
Location	4 Town Walk
Proposal	Change of use from offices (Class B1) to a wine/cocktail bar (Class A4) and removal of separating wall between the two properties no 4 and no 5 Town Walk to create one unit
Closing date	23 <sup>rd</sup> April 2019
FHDC Officer	Louise Daniels
<b>Comment</b>	<b>No objection</b>

Application no	Y19/0214/FH
Location	23-25 Tontine Street
Proposal	Erection of a part two storey part three storey rear extension following demolition (now completed) of two storey rear extension, together with erection of a part two storey, part three storey building comprising four new commercial units (Classes A1, A2, A3, B1) and five new residential units (Class C3). Change of use of existing ground floor commercial unit to include shops (Class A1), alterations to windows on the north

Closing date	east elevation, together with other external alterations and formation of a new pedestrian access to serve Mill Bay with associated landscaping 17 <sup>th</sup> April 2019
FHDC Officer	Alexander Kalorkoti
<b>Comment</b>	<b>Object – Agree with KCC and Environmental Agency comments</b>
Application no	Y19/0266/FH
Location	Telephone Engineering Centre Biggins Wood Road
Proposal	Erection of 7 houses together with associated parking, turning and landscaping
Closing date	17 <sup>th</sup> April 2019
FHDC Officer	Adam Tomaszewski
<b>Comment</b>	<b>Object – Agree with statement/comments made by IDOM Merebrook Ltd</b>
Application no	Y19/0275/FH
Location	39 Cheriton Gardens
Proposal	Change of use and conversion of former care home into 9 apartments (use class C3) associated landscaping together with a single storey extension following the removal of existing conservatory and rear external fire escape
Closing date	24 <sup>th</sup> April 2019
FHDC Officer	Adam Tomaszewski
<b>Comment</b>	<b>Object – Unable to see room sizes from plan</b>
Application no	Y19/0277/FH
Location	1 The Stade
Proposal	Like for like replacement of existing UPVC windows and rear door with new UPVC windows and rear door
Closing date	18 <sup>th</sup> April 2019
FHDC Officer	Danielle Wilkins
<b>Comment</b>	<b>No objection</b>
Application no	Y19/0278/FH
Location	10 The Stade
Proposal	Like for like replacement of existing UPVC windows and rear door with new UPVC windows and rear door
Closing date	18 <sup>th</sup> April 2019
FHDC Officer	Danielle Wilkins
<b>Comment</b>	<b>No objection</b>
Application no	Y19/0279/FH
Location	12 The Stade
Proposal	Like for like replacement of existing UPVC windows and rear door with new UPVC windows and rear door
Closing date	18 <sup>th</sup> April 2019
FHDC Officer	Danielle Wilkins
<b>Comment</b>	<b>No objection</b>

Application no	Y19/0300/FH
Location	4-8 The Stade
Proposal	Replace existing windows with new UPVC double glazing windows
Closing date	18 <sup>th</sup> April 2019
FHDC Officer	Danielle Wilkins
<b>Comment</b>	<b>No objection</b>
Application no	Y19/0304/FH
Location	14-15 The Stade
Proposal	Replace existing windows with new UPVC double glazing windows
Closing date	19 <sup>th</sup> April 2019
FHDC Officer	Danielle Wilkins
<b>Comment</b>	<b>No objection</b>
Application no	Y19/0305/FH
Location	20-21 The Stade
Proposal	Replace existing windows with new UPVC double glazing windows
Closing date	19 <sup>th</sup> April 2019
FHDC Officer	Danielle Wilkins
<b>Comment</b>	<b>No objection</b>
Application no	Y19/0306/FH
Location	28-30 The Stade
Proposal	Replace existing windows with new UPVC double glazing windows
Closing date	23 <sup>rd</sup> April 2019
FHDC Officer	Danielle Wilkins
<b>Comment</b>	<b>No objection</b>
Application no	Y19/0327/FH
Location	38 Sandgate Road
Proposal	Change of use of part of the ground and first floors from retail (class A1) to residential (class C3) to create 2 self contained flats
Closing date	3 <sup>rd</sup> May 2019
FHDC Officer	Adam Tomaszewski
<b>Comment</b>	<b>No objection</b>
Application no	Y19/0341/FH
Location	89 Harcourt Road
Proposal	Erection of a two-storey side extension with a single storey rear and side extension
Closing date	25 <sup>th</sup> April 2019
FHDC Officer	Isabelle Hills
<b>Comment</b>	<b>No objection</b>

Application no	Y19/0360/FH
Location	30 Coolinge Road
Proposal	Enlarge the existing front dormer window
Closing date	23 <sup>rd</sup> April 2019
FHDC Officer	Danielle Wilkins
<b>Comment</b>	<b>No objection</b>
Application no	Y19/0364/FH
Location	Flat 10 Rupa House 4-8 Risborough Lane
Proposal	Change of use from dwelling house (class C3) to shop (class A1)
Closing date	25 <sup>th</sup> April 2019
FHDC Officer	Adam Tomaszewski
<b>Comment</b>	<b>No objection</b>
Application no	Y19/0366/FH
Location	Flat 2 17 Clifton Crescent
Proposal	Proposed internal alterations & replacement double glazed timber windows & door
Closing date	25 <sup>th</sup> April 2019
FHDC Officer	Danielle Wilkins
<b>Comment</b>	<b>No objection</b>
Application no	Y19/0367/FH
Location	Flat 2 17 Clifton Crescent
Proposal	Listed building consent for proposed internal alterations & replacement double glazed timber windows & door
Closing date	25 <sup>th</sup> April 2019
FHDC Officer	Danielle Wilkins
<b>Comment</b>	<b>No objection</b>
Application no	Y19/0377/FH
Location	1 Varne Road
Proposal	Erection of two storey side extension and retrospective consent for the erection of a single storey rear extension and raised terrace area
Closing date	25 <sup>th</sup> April 2019
FHDC Officer	Isabelle Hills
<b>Comment</b>	<b>No objection</b>
Application no	Y19/0379/FH
Location	21 Birkdale Drive
Proposal	Application for retention of pagoda in front garden
Closing date	25 <sup>th</sup> April 2019
FHDC Officer	Katy Claw
<b>Comment</b>	<b>Object – Does not appear to be a Pagoda but is a brick built structure purpose unknown.</b>

Application no	Y19/0387/FH
Location	29 Wood Cottage Lane
Proposal	Pollard to leave at an overall height of around 5 metres of a cherry tree subject of tree preservation order no 6 of 1995
Closing date	25 <sup>th</sup> April 2019
FHDC Officer	Jo Daniels
<b>Comment</b>	<b>No objection</b>

Application no	Y19/0389/FH
Location	Department of Social Security Palting House Trinity Road
Proposal	Re-pollard to previous pollard points and removal of basal growth of a lime tree subject of tree preservation order no 1 of 1971
Closing date	26 <sup>th</sup> April 2019
FHDC Officer	Jo Daniels
<b>Comment</b>	<b>No objection</b>

Application no	Y19/0390/FH
Location	14 Darlington Road
Proposal	Retrospective application for the erection of a single storey rear extension and a rear loft extension
Closing date	25 <sup>th</sup> April 2019
FHDC Officer	Isabelle Hills
<b>Comment</b>	<b>No objection</b>

#### **ADDITIONAL INFORMATION**

Application no	Y18/1617/FH
Location	Three Hills Sports Park Cheriton Road
Proposal	Installation of athletic running track and field events sports facility, pavilion, 2 x football pitches and associated parking together with the relocation of dog walking facilities
Closing date	12 <sup>th</sup> April 2019
FHDC Officer	Louise Daniels
<b>Comment</b>	<b>Noted</b>

#### **APPEAL**

Application no	Y16/0162/SH
Location	6-8 Clifton Crescent
Proposal	Listed building consent for the replacement of two windows on the front elevation and one window on the rear elevation with timber double glazed windows
Closing date	24 <sup>th</sup> April 2019
FHDC Officer	Llywelyn Lloyd
<b>Comment</b>	<b>Noted</b>

Application no	Y18/1127/FH
Location	5-6 Lennard Road
Proposal	Change of use from C2 (residential care home) to C1 (guest house) with no external alterations
Closing date	24 <sup>th</sup> April 2019
FHDC Officer	Llywelyn Lloyd
<b>Comment</b>	<b>Noted</b>

Application no	Y18/1485/FH
Location	3 Cornwallis Avenue
Proposal	Erection of a roof extension, installation of a total of x5 dormer windows, three storey front extension, three storey rear extension and installation of x2 balconies to the rear elevations
Closing date	30 <sup>th</sup> April 2019
FHDC Officer	Llywelyn Lloyd
<b>Comment</b>	<b>Noted</b>

**5. UPDATE ON PREVIOUS OBJECTIONS**

No updates were reported.

**6. AGENDA ITEMS FOR NEXT MEETING**

No items were put forward.

**7. DATE OF NEXT MEETING**

Thursday 16<sup>th</sup> May 2019

..... **Chairman**  
16<sup>th</sup> May 2019

## FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 16<sup>th</sup> May 2019 at 7pm

Application no	Y19/0229/FH
Location	34 Guildhall Street
Proposal	Conversion to form a self-contained residential unit together with the erection of a second floor rear extension and first and second floor rear balconies
Closing date	9 <sup>th</sup> May 2019
FHDC Officer	Katy Claw
Application no	Y19/0308/FH
Location	Nursery School 7 Ashley Avenue
Proposal	Change of use from nursery use (class D1) to residential use (class C3) to create 4no x 2 bed flats and 1no x 1 bed flat together with a single storey rear extension
Closing date	8 <sup>th</sup> May 2019
FHDC Officer	Louise Daniels
Application no	Y19/0354/FH
Location	11 Ilex Road
Proposal	Outline application for the erection of a chalet bungalow. All matters reserved except for landscaping
Closing date	9 <sup>th</sup> May 2019
FHDC Officer	Katy Claw
Application no	Y19/0363/FH
Location	76 Firs Lane
Proposal	Erection of two storey side extension and single storey rear extension (resubmission of Y18/0356/SH)
Closing date	9 <sup>th</sup> May 2019
FHDC Officer	Alexander Kalorkoti
Application no	Y19/0370/FH
Location	55-57 Black Bull Road
Proposal	Alterations to the shop front elevation
Closing date	9 <sup>th</sup> May 2019
FHDC Officer	Louise Daniels
Application no	Y19/0378/FH
Location	Unit 3 Shakespeare Centre 145-147 Sandgate Road
Proposal	Change of use from shop (class A1 – retail) to a dance studio (class D2 – assembly and leisure)
Closing date	20 <sup>th</sup> May 2019
FHDC Officer	Louise Daniels

Application no	Y19/0392/FH
Location	Tesco Stores Ltd Cheriton High Street
Proposal	Change of use of 9 parking spaces to hand car wash and valeting operation including the installation of a canopy and ANPR camera
Closing date	17 <sup>th</sup> May 2019
FHDC Officer	Louise Daniels
Application no	Y19/0408/FH
Location	99 Wear Bay Road
Proposal	Erection of single storey rear extension
Closing date	8 <sup>th</sup> May 2019
FHDC Officer	Danielle Wilkins
Application no	Y19/0413/FH
Location	79 Harcourt Road
Proposal	Single storey side/rear extension (resubmission of Y18/1566/FH)
Closing date	8 <sup>th</sup> May 2019
FHDC Officer	Danielle Wilkins
Application no	Y19/0416/FH
Location	261 Dover Road
Proposal	Alterations to existing drive including associated ground works, changes to levels, retaining walls, planters & steps with extension of vehicular crossover
Closing date	9 <sup>th</sup> May 2019
FHDC Officer	Adam Tomaszewski
Application no	Y19/0417/FH
Location	61 Dudley Road
Proposal	Erection of a first floor rear extension
Closing date	8 <sup>th</sup> May 2019
FHDC Officer	Isabelle Hills
Application no	Y19/0418/FH
Location	19 Cordova Court Sandgate Road
Proposal	Installation of replacement UPVC windows and balcony door to top floor flat
Closing date	22 <sup>nd</sup> May 2019
FHDC Officer	Katy Claw
Application no	Y19/0426/FH
Location	21 Foreland Avenue
Proposal	Erection of a two storey side and rear extension with pitched roof
Closing date	8 <sup>th</sup> May 2019
FHDC Officer	Adam Tomaszewski

Application no	Y19/0427/FH
Location	1 Godwyn Road
Proposal	Retrospective application to convert existing garage into a annex accommodation, together with raising the flat roof, retention of existing timber shed in front/side garden and retention of existing metal railings to the front
Closing date	29 <sup>th</sup> May 2019
FHDC Officer	Louise Daniels
Application no	Y19/0431/FH
Location	Inge Cottage 52 Coolinge Lane
Proposal	Hip to gable extension increasing height of existing roof to provide living accommodation at first floor level along with the replacement of the existing rear extension and rendering of the property and replacement of existing roof tiles
Closing date	8 <sup>th</sup> May 2019
FHDC Officer	Isabelle Hills
Application no	Y19/0441/FH
Location	21 Hawkins Road
Proposal	Erection of a single storey rear extension
Closing date	17 <sup>th</sup> May 2019
FHDC Officer	Danielle Wilkins
Application no	Y19/0443/FH
Location	18 Wiltie Gardens
Proposal	Installation of three dormer windows, the addition of roof lights, replacement windows and doors together with other external alterations and the provision of cycle and bin storage to the rear garden
Closing date	28 <sup>th</sup> May 2019
FHDC Officer	Louise Daniels
Application no	Y19/0444/FH
Location	179a Cheriton Road
Proposal	Erection of a single storey rear sun lounge extension, following removal of existing conservatory
Closing date	17 <sup>th</sup> May 2019
FHDC Officer	Isabelle Hills
Application no	Y19/0462/FH
Location	1 Cambridge Terrace
Proposal	Erection of a two storey rear extension and installation one first floor window in the north side elevation
Closing date	17 <sup>th</sup> May 2019
FHDC Officer	Danielle Wilkins

Application no Y19/0481/FH  
Location 6 Aspen House West Terrace  
Proposal Conversion of part of the first floor offices to form an additional restaurant area and to expand the existing restaurant on the ground floor along with the replacement of windows and doors and the formation of a balcony to the front elevation  
Closing date 30<sup>th</sup> May 2019  
FHDC Officer Isabelle Hills

Application no Y19/0530/FH  
Location Ground floor business premises 41 The Old High Street  
Proposal Installation of a new rear door along with the provision of a covered fixed wooden seating area in rear courtyard  
Closing date 30<sup>th</sup> May 2019  
FHDC Officer Isabelle Hills

#### **AMENDED**

Application no Y19/0081/FH  
Location WM Morrisons Supermarket PLC 148 Cheriton Road  
Proposal Rebuilding of existing fire damaged store with replacement new food store  
Closing date 16<sup>th</sup> May 2019  
FHDC Officer Lisette Patching

#### **APPEAL**

Application no Y18/1167/FH  
Location 3 Castle Hill Avenue  
Proposal Replacement UPVC windows to flats 1, 2, 3 and 4  
Closing date 31<sup>st</sup> May 2019  
FHDC Officer Llywelyn Lloyd