

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 27th June 2019 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Ann Berry, Jonathan Graham, Mary Lawes and Richard Wallace.

OFFICER PRESENT: Liz Timmins (Marketing and Communications Officer)

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors David Horton, Jackie Meade and Belinda Walker.

2. DECLARATIONS OF INTEREST

There were no declarations.

3. PLANNING COMMITTEE MEETING 6th June 2019

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 6th June 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 6th June 2019 be received and that the Chairman of the meeting be authorised to sign them as a correct record.

Proposed: Councillor Jonathan Graham

Seconded: Councillor Richard Wallace

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

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

Application number	Y19/0473/FH
Location	Street Record Castle Mews
Proposal	Crown reduction of a sycamore located opposite 5 Castle Mews, the subject of tree preservation order no1 of 1972
Closing date	27 th June 2019
FHDC Officer	Jo Daniels
Comment	No objection

Application number	Y19/0489/FH
Location	Land adjoining Cheriton Parc Hotel Cheriton High Street
Proposal	Erection of a three-storey office/storage building (class B1/B8), with external storage area, associated parking and delivery areas
Closing date	4 th July 2019
FHDC Officer	Adam Tomaszewski

Comment	No objection
Application number	Y19/0493/FH
Location	Flat 4 10 Trinity Crescent
Proposal	Variation of condition 2 of application 83/1121/SH to allow permanent occupation of a ground floor flat following the amalgamation of two existing ground floor studio flats (resubmission of Y18/1418/FH)
Closing date	4 th July 2019
FHDC Officer	Claire Dethier
Comment	No objection
Application number	Y19/0497/FH
Location	Viaduct and swing bridge Folkestone Harbour
Proposal	Change of use to bar and seating area, including erection of servery and stepped access to existing seating area/terrace in association with 4-5 Fish Market (Rocksalt)
Closing date	11 th July 2019
FDHC Officer	Katy Claw
Comment	No objection – the Committee is not against the idea in principle but has concerns over the safety and disabled access. It feels that the barrier is rather too close to the exit/stairlift and would like the Police to be thoroughly consulted.
Application number	Y19/0498/FH
Location	Rocksalt 4-5 Fish Market
Proposal	Listed building consent for erection of servery, terrace and stepped access
Closing date	4 th July 2019
FHDC Officer	Katy Claw
Comment	No objection
Application number	Y19/0576/FH
Location	Turner Free School Tile Kiln Lane
Proposal	Erection of 2 x two storey modular classroom buildings for a temporary period of 2 years
Closing date	2 nd July 2019
FHDC Officer	Isabelle Hills
Comment	No objection
Application number	Y19/0588/FH
Location	Tontine Street

Proposal	Application for retention of Triennial art installation consisting of 7 no. pole mounted boats at various locations on the public pavement
Closing date	26 th June 2019
FHDC Officer	Katy Claw
Comment	Support
Application number	Y19/0589/FH
Location	Land approximately 83m west of The Bandstand The Leas
Proposal	Application for retention of Triennial art installation 'Folk Stones'
Closing date	26 th June 2019
FHDC Officer	Katy Claw
Comment	Support
Application number	Y19/0595/FH
Location	The Grand The Leas
Proposal	Listed building consent for installation and upgrade of internal fire doors in lobby areas across floors 3-8
Closing date	27 th June 2019
FHDC Officer	Katy Claw
Comment	No objection
Application number	Y19/0601/FH
Location	Flat 1 2 Albion Villas
Proposal	Rendering to existing external painted brick walls together with installation of a new timber sash window and blocking up of two existing windows, all to rear and side (north east) elevations
Closing date	27 th June 2019
FHDC Officer	Katy Claw
Comment	No objection – provided it is in keeping with listed neighbours
Application number	Y19/0602/FH
Location	Flat 1 2 Albion Villas
Proposal	Listed building consent for rendering to existing external painted brick walls together with installation of a new timber sash window and blocking up of two existing windows, all to rear and side (north east) elevations
Closing date	27 th June 2019
FHDC Officer	Katy Claw
Comment	No objection

Application number	Y19/0609/FH
Location	13 Castle Mews
Proposal	Crown reduction of a copper beech tree situated within a conservation area
Closing date	27 th June 2019
FHDC Officer	Jo Daniels
Comment	No objection – subject to the views of the Tree Officer
Application number	Y19/0633/FH
Location	2 Kings Road
Proposal	Erection of a two-storey dwelling in the garden of 2 Kings Road
Closing date	1 st July 2019
FHDC Officer	Adam Tomaszewski
Comment	No objection
Application number	Y19/0636/FH
Location	Units opposite warehouse 7 Bowles Well Gardens
Proposal	Complete removal of existing industrial buildings (units C & D) to provide a new replacement detached industrial building (use classes B1 & B8)
Closing date	3 rd July 2019
FHDC Officer	Louise Daniels
Comment	No objection
Application number	Y19/0640/FH
Location	Flats 1-20 Lorraine Court Green Lane
Proposal	Installation of replacement UPVC windows and doors
Closing date	26 th June 2019
FHDC Officer	Katy Claw
Comment	No objection
Application number	Y19/0643/FH
Location	48 Downs Road
Proposal	Proposed single storey rear extension, two storey side extension, loft conversion and installation of rear dormer window along with the conversion of existing garage to living accommodation
Closing date	8 th July 2019
FHDC Officer	Isabelle Hills
Comment	No objection – subject to neighbour's views
Application number	Y19/0655/FH

Location	St Margarets Court Grimston Avenue
Proposal	Crown reduction of a weeping willow subject of tree preservation order no 17 of 2001
Closing date	10 th July 2019
FHDC Officer	Jo Daniels
Comment	No objection

Application number	Y19/0662/FH
Location	9 Wellfield Road
Proposal	Retrospective application for the conversion of garage to habitable room
Closing date	5 th July 2019
FHDC Officer	Danielle Wilkins
Comment	No objection

Application number	Y19/0693/FH
Location	Flat A 66 Bouverie Road West
Proposal	Alteration to rear ground floor roof and fenestration, to include 2no roof lights and patio doors
Closing date	15 th July 2019
FHDC Officer	Danielle Wilkins
Comment	No objection

Application number	Y19/0701/FH
Location	Kelston Lodge West 14 Jointon Road
Proposal	Erection of timber shed in rear garden
Closing date	15 th July 2019
FHDC Officer	Isabelle Hills
Comment	No objection

Application number	Y19/0715/FH
Location	Glenlee 33 Cheriton Gardens
Proposal	Replace all existing windows and doors with new UPVC double glazing
Closing date	15 th July 2019
FHDC Officer	Danielle Wilkins
Comment	No objection

AMENDED

Application number	Y18/1529/FH
Location	Former Folkestone Youth Centre, Shepway Close
Proposal	Erection of 22 two storey dwellings and 2 three storey apartment blocks comprising 18 apartments with

	associated access, parking, private amenity space and public open space
Closing date	9 th July 2019
FHDC Officer	Robert Allan
Comment	Noted

Application number	Y18/1617/FH
Location	Three Hills Sports Park Cheriton Road
Proposal	Installation of athletic running track and field events sports facility, pavilion and associated parking together with the relocation of dog walking facility
Closing date	28 th June 2019
FHDC Officer	Louise Daniels
Comment	Comment:

The Town Council has previously supported the application for a new eight lane oval running track and athletics' facility at Cornwallis Avenue in broad terms because the members felt that they could not oppose a new facility that improved sporting opportunities so much for Folkestone people as a whole.

However local Councillors were unhappy about the 8 floodlights that bounded the new track (hardly marked on the original plans) and the effects of these and other facilities on neighbours. It is a fact that the proposed new floodlights are much closer to the houses of Broadmead Village, such as Martha Close, than the existing Three Hills floodlights are to any existing houses. This obviously angers people who for all their time at their houses have been looking out at green space: a treed dog-walking area and slightly further away, an open football field.

Some indication has been given that earlier floodlight restrictions than the current, unagreed but long-standing 10:00pm closure on Three Hill floodlights might be conceded. The Town Council feels strongly that an athletics' track operator needs to prove the need for glaring floodlights when people are running around a track in the same way that they might run along the moderately lit roads. Also, the technical effect of the detailed lights which are at both low mid-heights and at the top of the 18 metre poles need to be judged. However, it does bear in mind that some field sports such as javelins may on limited occasions be practised in the central area of the track oval, which needs safe lighting. Can the Council or developer state that the scientific light diffusion plans on the application show a better situation for the neighbours than the existing Three Hills lights? If not, then what do we compare with, and how else do we decide they are acceptable? In any event are the developers prepared to make serious concessions on the higher and lower banks of lights? Are the lower banks of lights, which may be on until 10:00pm invasive? The Town Council feels that planning conditions should prevent floodlighting from at least the powerful top lights after 9:00pm, except possibly for a couple of formal events per year if required at all. It also feels that lighting from both lighting levels should be assessed against the existing effect of Three Hills floodlights on existing houses,

and be set at a slightly lower level than the worst existing effects (which are still much complained of by neighbours) in scientifically provable terms (lux units?).

Some anxiety has also been expressed over public address systems and the Committee would like the 9:00pm restrictions to apply to any system above a low decibel level. It also assumes that the athletics track planning permission would not cover concerts etc. As locals, the Committee believes that the Folkestone Invicta ground is far more suitable for noisy events.

The Town Council notes the Environment Agency objections to the covering up of the underground Pent Stream, and of some of the grass, by the hard surfaces of the track and by its small and now largely 'grasscrete' car park. It cannot second guess the technical arguments on increased run off and the like and therefore it leaves this matter largely to the experts. There is a need to balance disadvantages of the scheme, including football ground loss, against the considerable advantage of greatly improved sporting facilities. The Committee would resent any development which made flooding of dwellings more likely, but notes that all but one house, asserted by neighbours to be 41 Fairway Avenue, are physically above track level and seemingly safe.

The Town Council notes that two full size football pitches are being lost (not now stated in the reworded planning application title). Again, the experts of the Sports Council, which has objected, should be trusted to argue this point. If the developers can prove there is no local shortage of football pitches on objective criteria, then this point is answered. But these pitches have been well used most days a week in season according to neighbours, albeit liable to flooding, and the Town Council believes the District Council and the developers should be pressed about why at least one of the two full sized pitches is not being replaced nearby, at say Morehall Rec, Cheriton Rec (top level), former Turner School playing fields in Coolinge Lane or St Mary's playing field in Shorncliffe Road. It has been advised by Planning Officers that the smaller football pitches marked on the application are apparently indicative only and not promised.

At the meeting and before neighbours on the Broadmead Village side were disappointed with the relocation of the dog-walking area. But this seems to the Committee an inevitable consequence of the development, which it has to support as a valuable facility. However, the Committee is worried about tree removal and the size of any replacement species. The tree boundary screen must be as solid and mature as possible in view of the new fencing and floodlighting which even with more baffles will be unpleasant.

Application number	Y19/0016/FH
Location	Land adjoining 86 to 88 Tontine Street
Proposal	Erection of part 3-storey and part 6-storey building comprising 45 no. studio apartments with associated access, parking and communal garden

Closing date 28th June 2019
FHDC Officer Louise Daniels
Comment **Object - The new Town Council's Planning Committee feels that the units are too small. There should be fewer but slightly larger units and some should be social housing.**

Application number Y19/0366/FH
Location Flat 2 17 Clifton Crescent
Proposal Proposed internal alterations and replacement double glazed timber windows and door
Closing date 21st June 2019
FHDC Officer Danielle Wilkins
Comment **No objection – provided the design is in keeping.**

Application number Y19/0367/FH
Location Flat 2 17 Clifton Crescent
Proposal Listed building consent for proposed internal alterations and replacement double glazed timber windows and door
Closing date 21st June 2019
FHDC Officer Danielle Wilkins
Comment **No objection**

5. PREMISES LICENCE

No premises licence applications had been received.

6. UPDATE ON PREVIOUS OBJECTIONS

38 Manor Road, developers are TBC for the next Committee meeting 18th July 2019.

7. AGENDA ITEMS FOR NEXT MEETING

38 Manor Road.

8. DATE OF NEXT MEETING

Thursday 18th July 2019

..... **Chairman**
18th July 2019