

Folkestone Town Council



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AGENDA

Meeting: **Planning Committee**
Date: **Thursday 27th June 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. **DECLARATIONS OF INTEREST**
To receive any declarations of either personal or prejudicial interest that Members may wish to make.

PLANNING COMMITTEE MEETING – 6th June 2019

To receive the Minutes of the meeting of the Planning Committee held on 6th June 2019 and authorise the Chairman of the Committee to sign them as a correct record.



4. **APPLICATIONS FOR PLANNING CONSENT, APPEALS, PLANS TO DEVELOPMENT CONTROL COMMITTEE AND LICENSING**
(See attached list)
5. **LATE PLANNING APPLICATIONS**
To view any applications received since the preparation of the agenda.
6. **PREMISES LICENCES**
7. **UPDATE ON PREVIOUS OBJECTIONS**
8. **AGENDA ITEMS FOR NEXT MEETING**
9. **DATE OF NEXT MEETING**
Thursday 18th July 2019

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 6th June 2019 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Ann Berry, Jonathan Graham, David Horton, Mary Lawes, Jackie Meade and Richard Wallace.

OFFICER PRESENT: Georgina Wilson (Admin Officer)

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Belinda Walker.

2. DECLARATIONS OF INTEREST

There were no declarations.

3. PLANNING COMMITTEE MEETING 16th May 2019

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 16th May 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 16th May 2019 be received and that the Chairman of the meeting be authorised to sign them as a correct record.

Proposed: Councillor Jackie Meade

Seconded: Councillor Mary Lawes

Voting: F:6, Ag:0, Ab: 0

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

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| Application number | Y19/008/PA |
| Location | 106 Cheriton Road |
| Proposal | Determination as to whether the prior approval of the local planning authority is required under class O of the Town and Country Planning (general permitted development) (England) order 2015 for the change of use of a building from office use (class B1(A)) up to x3 dwelling houses (Class C3) |
| Closing date | 24 th June 2019 |
| FHDC Officer | Isabelle Hills |
| Comment | Noted. Will there be any parking? |

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| Application number | Y19/0318/FH |
| Location | Burgoyne Barracks North and Napier Barracks, West Road |

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| Proposal | Erection of 355 dwellings along with associated landscaping, infrastructure and earthworks at phases 2c and 4, Burgoyne Barracks North and Napier Barracks, pursuant to outline planning permission Y14/0300/SH |
| Closing date | 11 th June 2019 |
| FHDC Officer | Adam Tomaszewski |
| Comment | Object – We reiterate our previous objections on the lack of Horn Street Bridge improvements. The Committee feels that the developments provision of affordable housing must not be reduced from 15% and should be angled toward more social housing for which this is a good site. It feels that the experience of Shorncliffe Heights residents suggest that drainage provision was inadequate in previous plans and wants the drainage double checked here. It feels that the reported problems of Shorncliffe Heights with road widths in the smaller roads should be considered. The turning and movement of vans, fire services, lorries etc must be adequate and highways officers should monitor carefully. The Committee supports the provision of electric charging points and urges consideration of more to be provided. It also suggests that solar panels should be installed in advance. The tree avenues should be maintained rather than trees being grouped all the time. |

RESOLVED: To invite the developers to attend a future meeting to give a presentation on this application.

Proposed: Councillor Jackie Meade

Seconded: Councillor Jonathan Graham

Voting: F:6, Ag:0, Ab:0

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| Application number | Y19/0320/FH |
| Location | 5 Snowdrop Close |
| Proposal | Retrospective application for engineering works to form an enlarged driveway/parking area to the front elevation |
| Closing date | 21 st June 2019 |
| FHDC Officer | Katy Claw |
| Comment | No objection |
| Application number | Y19/0394/FH |
| Location | Flat 4 17 Clifton Crescent |

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| Proposal | Listed building consent for the installation of replacement windows |
| Closing date | 24 th June 2019 |
| FHDC Officer | Katy Claw |
| Comment | No objection provided they are white and fit with the conservation area. |
| Application number | Y19/0447/FH |
| Location | 105 Canterbury Road |
| Proposal | Erection of a pair of semi-detached dwelling houses, resubmission of application Y18/0200/SH |
| Closing date | 25 th June 2019 |
| FHDC Officer | Katy Claw |
| Comment | The Committee maintains its previous objection, it is too intensive a development, particularly for such a shallow plot. |
| Application number | Y19/0474/FH |
| Location | United Reformed Church, Castle Hill Avenue |
| Proposal | External alterations to the rear hall of the existing church |
| Closing date | 18 th June 2019 |
| FHDC Officer | Isabelle Hills |
| Comment | No objection |
| Application number | Y19/0490/FH |
| Location | Manor Court, 38 Manor Road |
| Proposal | Erection of a four storey and roof terrace mixed use development comprising 7 self-contained apartments and flexible A1/A2/A3/B1 commercial space |
| Closing date | 10 th June 2019 |
| FHDC Officer | Adam Tomaszewski |
| Comment | Object – there are mature trees on the site which need consideration. The cladding is not in keeping with the Victorian neighbours which are attractive. It should not follow the design of the ultra-modern building further away. The parking is completely inadequate particularly for the mixed use. The Committee looks forward to a proposed meeting with the applicants. |
| Application number | Y19/0500/FH |
| Location | Flat 2, 25 Clifton Crescent |

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| Proposal | Retrospective listed building consent for internal alterations |
| Closing date | 14 th June 2019 |
| FHDC Officer | Danielle Wilkins |
| Comment | No objection |
| Application number | Y19/0542/FH |
| Location | 14 Woodfield Close |
| Proposal | Erection of a two-storey side extension together with formation of tarmac hard-standing to rear amenity area |
| Closing date | 25 th June 2019 |
| FHDC Officer | Katy Claw |
| Comment | No objection |
| Application number | Y19/0555/FH |
| Location | 35 Wear Bay Road |
| Proposal | Variation of condition 3 of planning application Y16/0318/SH (erection of a garage extension, to create a three-bay garage) to include 4 no. rooflights and alterations to the ground level |
| Closing date | 14 th June 2019 |
| FHDC Officer | Danielle Wilkins |
| Comment | The Committee has been given a copy of an objection and photograph by a neighbour at No 36. The variation has already been built and looks significantly higher than previously allowed. It supports the calling in of the variation for careful consideration of whether planning guidelines are infringed. |
| Application number | Y19/0560/FH |
| Location | 171 Shorncliffe Road |
| Proposal | Erection of single storey front and side extension |
| Closing date | 7 th June 2019 |
| FHDC Officer | Isabelle Hills |
| Comment | No objection |
| Application number | Y19/0568/FH |
| Location | 81-83 Sandgate Road |
| Proposal | Change of use and conversion of vacant upper floor offices into 7 self-contained flats with external alterations, including new rear dormers, new roof lights & replacement UPVC windows and doors |

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| Closing date | 10 th June 2019 |
| FHDC Officer | Adam Tomaszewski |
| Comment | The majority of the Committee supports residential conversion in principle but expresses a lot of concern over the lack of any parking provision for 7 flats. |

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| Application number | Y19/0597/FH |
| Location | 15-16 Bouverie Place Shopping Centre Alexandra Gardens |
| Proposal | Advertisement consent for x1 replacement fascia sign to be internally illuminated |
| Closing date | 20 th June 2019 |
| FHDC Officer | Piran Cooper |
| Comment | No objection |

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| Application number | Y19/0608/FH |
| Location | 20 Sandgate Road |
| Proposal | Installation of a roller shutter to existing entrance lobby |
| Closing date | 20 th June 2019 |
| FHDC Officer | Isabelle Hills |
| Comment | No objection |

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| Application number | Y19/0621/FH |
| Location | 12 Clarence Street |
| Proposal | Erection of an extension to the roof and installation of a rear dormer to provide additional living accommodation in the roof space |
| Closing date | 24 th June 2019 |
| FHDC Officer | |
| Comment | No objection |

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| Application number | Y19/0634/FH |
| Location | 1 Audley Road |
| Proposal | Demolition of existing front entrance porch and erection of larger front entrance porch |
| Closing date | 24 th June 2019 |
| FHDC Officer | Isabelle Hills |
| Comment | No objection |

FOR COMMENT

Proposed Radio Base Station Installation at Land at Folkestone Harbour, Harbour Arm

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| Comment | Noted |
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5. PREMISES LICENCE

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| Application number | WK/201914828 |
| Premise | Folkestone Pride 2019 |
| Type of application | New premise licence |
| Description | Folkestone Pride which will be held on the Leas (including bandstand) for a limited time on Saturday 20.07.19 |
| Activities | Live Music: 13.00 – 13.20 then 14.40 – 16.00. Recorded music: 13.30 – 14.30 then 16.00 – 18.00. Alcohol sales, on and off: 13.00 – 17.30. |

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| Comment | No objection |
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| Application number | WK/201914706 |
| Premise | Salentinos 13 Rendezvous Street |
| Type of application | New premise licence |
| Description | A new premise application for an Italian Restaurant serving food and drink |
| Activities | Alcohol sales on and off: 10.00 – 23.30 |

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| Comment | No objection |
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6. UPDATE ON PREVIOUS OBJECTIONS

No updates were reported.

7. AGENDA ITEMS FOR NEXT MEETING

There were none.

8. DATE OF NEXT MEETING

Thursday 27th June 2019

Councillors Jackie Meade, David Horton and Belinda Walker send apologies to the next meeting as they will be attending the training at the District Council.

..... **Chairman**
27th June 2019

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 27th June 2019 at 7pm

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 27th June 2019
FHDC Officer Jo Daniels

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 4th July 2019
FHDC Officer Adam Tomaszewski

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 4th July 2019
FHDC Officer Claire Dethier

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 11th July 2019
FHDC Officer Katy Claw

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 4th July 2019
FHDC Officer Katy Claw

Application number Y19/0576/FH
Location Turner Free School Tile Kiln Lane

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| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| Application number | Y19/0609/FH |
| Location | 13 Castle Mews |

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| Proposal | Crown reduction of a copper beech tree situated within a conservation area |
| Closing date | 27 th June 2019 |
| FHDC Officer | Jo Daniels |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |

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 9th July 2019
FHDC Officer Robert Allan

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 28th June 2019
FHDC Officer Louise Daniels

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

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

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