

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 8th August 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, Belinda Walker and Richard Wallace (Chair).

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

(No members of the public were in attendance)

1. APOLOGIES FOR ABSENCE

No apologies were received from Councillors.

2. DECLARATIONS OF INTEREST

There were none.

3. PLANNING COMMITTEE MEETING 18th July 2019

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 18th July 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 18th July 2019 be received and that the Chairman of the meeting be authorised to sign them as a correct record.

Proposed: Councillor David Horton

Seconded: Councillor Belinda Walker

Voting: F:6, Ag:0, Ab: 1

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

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 - The Committee is unconvinced that the parking provision is safe. Some members remain unhappy that the design is too modern and unsympathetic, but opinion was divided. The Committee does not feel there is any need for more commercial space when Sandgate Road is part vacant and thinks ground floor flats for the elderly would be better.

Application number	Y19/0648/FH
Location	33 Earls Avenue
Proposal	Change of use and conversion of part of the existing building ground floor level from D1 use to 1 x 2 bed self-contained flat (C3 use) and conversion of the third-floor roof space to 1 x self-contained studio flat (C3 use). Together with consent for the demolition of later rear extension and garage in the conservation area, and consent for removal of a sycamore tree in the conservation area
Closing date	18 th July 2019 (comments accepted asap after 8.8.19)
FHDC Officer	Adam Tomaszewski
Comment	No objection subject to reports of badger setts being investigated. There was concern over the sizes of the third-floor studio which should conform to modern standards. No objection to tree removal subject to Tree Officer's views.
Application number	Y19/0665/FH
Location	The Leas Club The Leas
Proposal	Listed building consent for the removal of the existing canopy to frontage
Closing date	23 rd July 2019 (comments accepted asap after 8.8.19)
FHDC Officer	Isabelle Hills
Comment	No objection to removal as it is affecting the building. However, the Committee is very concerned that there should be planning conditions to store it safely if in reasonable condition and re-use it or install a replica.
Application number	Y19/0668/FH
Location	27 Tontine Street
Proposal	Proposed new shop front to create separate entrance for access to ground floor retail unit
Closing date	14 th August 2019
FHDC Officer	Louise Daniels
Comment	No objection
Application number	Y19/0677/FH
Location	3 Clifton Crescent
Proposal	Section 73 application for variation of condition 2 (approved plans) of planning permission Y18/0629/FH (change of use from care home to residential flats comprising 1no. studio, 2no. 1 bed flat and 8no. 2 bed flats (11 total). Reconfiguration of internal layout, extend basement terrace area, repair façade, existing

	roof and dormers and replace all windows) to enable external alterations, including the provision of terrace areas with glass balustrades to rear elevation and at fourth floor and replacement/additional dormers.
Closing date	29 th July 2019 (comments accepted asap after 8.8.19)
FHDC Officer	Katy Claw
Comment	Object - The Committee is concerned about the lack of clarity over what new alterations are now proposed.
Application number	Y19/0687/FH
Location	18 Hill Road
Proposal	Erection of a two-storey side and single storey rear extension
Closing date	12 th August 2019
FHDC Officer	Katy Claw
Comment	No objection
Application number	Y19/0704/FH
Location	Highview School Moat Farm Road
Proposal	Erection of 33 residential units with access road, footpaths and associated landscaping
Closing date	23 rd July 2019 (comments accepted asap after 8.8.19)
FHDC Officer	Adam Tomaszewski
Comment	No objection – The Committee wishes for the drainage provisions to be carefully checked in practice. It supports the alleyway provision for local pedestrians.
Application number	Y19/0733/FH
Location	3 Clifton Crescent
Proposal	Application to discharge condition 6 (joinery), 7 (rooflights), 9 (cornices) & 11 (upgrading doors) for planning application Y18/0630/FH. (Listed building consent for reconfiguration of internal layout, extend basement terrace area, repair façade, existing roof and dormers and replace all windows).
Closing date	5 th August 2019 (comments accepted asap after 8.8.19)
FHDC Officer	Katy Claw
Comment	Object – The Committee does not support wholesale discharge of conditions in a listed area.
Application number	Y19/0740/FH
Location	76 & 78 Sandgate Road

Proposal	Proposed conversion of vacant first floor offices to no. 78 Sandgate Road, into a one bedroomed flat & self-containment of existing maisonette over, plus replacement of rear & third floor timber windows with new timber and UPVC sash windows. To include the provision of a communal bin & recycling store to the rear of no. 76 Sandgate Road & associated external alterations (resubmission of application Y19/0492/FH)
Closing date	12 th August 2019
FHDC Officer	Katy Claw
Comment	No objection – The District Council’s comments are noted and supported.
Application number	Y19/0750/FH
Location	Discovery House Park Farm Road
Proposal	Advertisement consent for 1 non illuminated fascia sign and 2 non illuminated free standing (post) signs showing company logo and name of building
Closing date	20 th August 2019
FHDC Officer	Piran Cooper
Comment	No objection
Application number	Y19/0752/FH
Location	Turner Free School Tile Kiln Lane
Proposal	Demolition of existing school buildings and erection of new 3 storey school building, refurbishment of existing sports hall, provision of 3 court multi-use games area (MUGA), playing pitch, car parking, landscaping, new pedestrian access and ancillary works
Closing date	24 th July 2019
FHDC Officer	Isabelle Hills
Comment	No objection – There is some concern about the possible overlooking from the third floor, where windows may need, in some cases, to be opaque. Also, about the effect of any floodlights. We are concerned that Sports England is still worried about certain details. A development of this size should be considered by District Committee.
Application number	Y19/0770/FH
Location	5 Earlscliffe Mews Shorncliffe Road
Proposal	Crown reduction back to previous pruning points of a sycamore tree subject of tree preservation order no 10 of 2017
Closing date	15 th August 2019

FHDC Officer	Jo Daniels
Comment	No objection
Application number	Y19/0779/FH
Location	3 Clifton Crescent
Proposal	Listed building consent for variation of condition 2 (approved plans) of planning permission Y18/0630/FH (listed building consent for reconfiguration of internal layout, extend basement terrace area, repair façade, existing roof and dormers and replace all windows) to enable alterations including the provision of terrace areas with glass balustrades to rear elevation and at fourth floor and replacement/additional dormers
Closing date	29 th July 2019 (comments accepted asap after 8.8.19)
FHDC Officer	Katy Claw
Comment	Object – The Committee does not support wholesale discharge of conditions in a listed area.
Application number	Y19/0790/FH
Location	43 Sandgate Road
Proposal	Listed building consent to remove an existing ‘through the wall’ or TTW ATM & infill the wall aperture, decorated off-white to match existing. Confidential banking slip bin below ATM bezel to be removed and made good. Internal works to replace an existing through wall lobby ATM with a new ATM model. The works require the aperture in the non-load bearing, non-original, timber stud wall to be adapted. The new ATM is to receive a new Lloyds internal collar and white wall backing panel to match the existing. Following removal of the existing.
Closing date	20 th August 2019
FHDC Officer	Piran Cooper
Comment	No objection
Application number	Y19/0795/FH
Location	Flat 6 23-25 Earls Avenue
Proposal	Installation of replacement UPVC windows. Resubmission of Y18/1398/FH
Closing date	12 th August 2019
FHDC Officer	Katy Claw
Comment	No objection
Application number	Y19/0799/FH
Location	Railway Viaduct Bradstone Road

Proposal	Listed building consent for maintenance works to the Foord viaduct involving the removal of lightly adhering deposits by jet washing, the removal of hangers and bracings and gin wheels and the replacement of corroded grills over drainage
Closing date	20 th August 2019
FHDC Officer	Piran Cooper
Comment	No objection – The removal of hangers, bracings and gin wheels should be discussed with Conservation Officers and local history societies as photographs might be desirable
Application number	Y19/0807/FH
Location	33 Shorncliffe Crescent
Proposal	Erection of a two-storey side extension and a single storey rear extension along with the installation of x2 first floor rear Juliette balconies
Closing date	8 th August 2019
FHDC Officer	Isabelle Hills
Comment	No objection
Application number	Y19/0837/FH
Location	The Samuel Peto 23 Rendezvous Street
Proposal	Relocate existing railings to side of building and remove exiting stair lift and add new disabled access lift to side entrance
Closing date	20 th August 2019
FHDC Officer	Piran Cooper
Comment	No objection in principle. The Committee feels that the security to Merchant's Place block should be improved
Application number	Y19/0838/FH
Location	The Samuel Peto 23 Rendezvous Street
Proposal	Listed building consent to relocate existing railings to side of building and remove exiting stair lift and add new disabled access lift to side entrance
Closing date	20 th August 2019
FHDC Officer	Piran Cooper
Comment	No objection in principle. The Committee feels that the security to the Merchant's Place block should be improved
Application number	Y19/0846/FH
Location	15 Dolphins Road

Proposal	Erection of a single storey side and rear extension
Closing date	23 rd August 2019
FHDC Officer	D Wilkins
Comment	No objection
Application number	Y19/0847/FH
Location	Orchard House 2 Bouverie Road West
Proposal	Alterations to window to form a side door, formation of external steps to access side door and relocation of a soil stack and downpipe
Closing date	20 th August 2019
FHDC Officer	Isabelle Hills
Comment	No objection
Application number	Y19/0848/FH
Location	50 The Bayle
Proposal	Erection of a side/rear conservatory
Closing date	23 rd August 2019
FHDC Officer	D Wilkins
Comment	No objection
Application number	Y19/0851/FH
Location	61 Dudley Road
Proposal	Erection of a first floor rear extension
Closing date	27 th August 2019
FHDC Officer	Adam Tomaszewski
Comment	No objection

AMENDED

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	7 th August 2019
FHDC Officer	Isabelle Hills
Comment	Noted
Application number	Y19/0704/FH
Location	Highview School, Moat Farm Road
Proposal	Erection of 33 residential units with access road, footpaths and associated landscaping
Closing date	16 th August 2019

FHDC Officer	Adam Tomaszewski
Comment	Noted

APPEAL

Application number	Y18/1241/FH
Location	33 Julian Road
Proposal	Proposed 2no. semi-detached houses each with 3-4 bedrooms following demolition of existing garage block
Closing date	7 th August 2019
FHDC Officer	Llywelyn Lloyd
Comment	Noted

Application number	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	19 th August 2019
FHDC Officer	Llywelyn Lloyd
Comment	The Committee maintains its previous objections

PRIOR APPROVAL

Application number	Y19/0010/PA
Location	1a Sandgate 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 upper floors of existing building from office use (class B1(A)) to x4 dwelling house apartments (class C3)
Closing date	19 th August 2019
FHDC Officer	Isabelle Hills
Comment	Noted

5. PREMISES LICENCE

No premises licence applications had been received.

6. PROPOSED BASE STATION INSTALLATION AT FOLKESTONE CIVIC BUILDING

The proposal was noted.

7. UPDATE ON PREVIOUS OBJECTIONS

No decisions have been made on any items objected to.

8. AGENDA ITEMS FOR NEXT MEETING

There were none.

9. DATE OF NEXT MEETING
Thursday 29th August 2019

..... **Chairman**
29th August 2019