

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 29th August 2019 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Ann Berry, Jonathan Graham, Mary Lawes, Jackie Meade, Belinda Walker and Richard Wallace (Chair).

OFFICER PRESENT: Georgina Wilson (Admin Officer)

(No members of the public were in attendance however, Matt Whitby of Guy Hollaway, Danielle Ingleston of DHA Planning and Dan Hulme from the Three Hills were in attendance with regards to Y18/1617/FH.)

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor David Horton.

2. DECLARATIONS OF INTEREST

There were none however Councillors Ann Berry, Richard Wallace and Jackie Meade had been lobbied with regards to application Y18/1617/FH.

3. PLANNING COMMITTEE MEETING 8th August 2019

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 8th August 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 8th August 2019 be received and that the Chairman of the meeting be authorised to sign them as a correct record.

Proposed: Councillor Ann Berry

Seconded: Councillor Belinda Walker

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

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

RESOLVED: To bring forward application Y18/1617/FH to enable the developers to give an update to the Committee.

Proposed: Councillor Richard Wallace

Seconded: Councillor Ann Berry

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

The developers reported that Sport England have withdrawn their objection relating to the removal of the two football pitches, an agreement has been made to improve two pitches at the Morehall park site and use these pitches in the same way as the two pitches currently at Three Hills. Toilets would also be provided and the facilities such as changing rooms would be used at Three Hills and the District Council have agreed in principle to maintaining these pitches under the same agreement as they currently

maintain the pitches at Three Hills. The District Council are currently preparing a report to go to Committee in September with conditions for this application. There was some discussion around the light technology which will help reduce back lighting and only low-level lighting will be used for running. The brighter lighting will be used when the track is being used for sports such as javelin etc. The timing for stopping floodlights should now be 9:00pm brought down from 10:00pm per Dan Hulme. The Environment Agency have removed their Pent Stream based objection after additional information was provided.

Application number	Y18/1617/FH
Location	Three Hills Sports Park Cheriton Park
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	29 th August 2019
FHDC Officer	Louise Daniels
Comment	Support as a valuable facility provided flood lights are adequately screened from the William Avenue direction and there is a planning condition to guarantee a 9pm switch off of flood lights and public address system. The Committee has been assured that the latest floodlight technology will be used: OptiVision LED floodlights.

Application number	Y19/0546/FH
Location	9 Victoria Grove
Proposal	Retrospective application for change of use to a 7 bed HMO (house in multiple occupation)
Closing date	11 th September 2019
FHDC Officer	Louise Daniels
Comment	Object – The Committee believes that a Fire Officer report and more information on standards should be received. The Committee would like more Officer information on what HMO standards the District Council requires.

Application number	Y19/0788/FH
Location	5-6 Lennard Road
Proposal	Change of use from C2 (residential care home) to C1 (guest house) with no external alterations (resubmission of application Y18/1127/FH)
Closing date	5 th September 2019
FHDC Officer	Louise Daniels
Comment	Object – The Committee doesn't believe that the parking layout is adequate due to 6 tandem spaces

and bin store requirements. The size and layouts are inadequate for the people concerned.

Application number Y19/0796/FH
Location Ground floor business premises 21 Cheriton Place
Proposal Change of use from class use A1 (shop) to class use A3/A4 (restaurants/café/drinking establishment)
Closing date 4th September 2019
FHDC Officer Katy Claw
Comment No objection – no strong objection but some concern was expressed that an historic frontage was probably being changed.

Application number Y19/0824/FH
Location 5 Gainsborough Close
Proposal Erection of a 1 ½ storey side/rear extension with rear dormer, to form annexe accommodation together with the erection of a single storey rear extension
Closing date 4th September 2019
FHDC Officer Katy Claw
Comment No objection

Application number Y19/0826/FH
Location 112 Wear Bay Road
Proposal Erection of a detached dwelling following demolition of existing side extension and garage of existing dwelling, works to also include provision of off-street parking provision for the existing and proposed dwelling
Closing date 4th September 2019
FHDC Officer Katy Claw
Comment No objection

Application number Y19/0854/FH
Location The Stadium Aldridge Road
Proposal Reserved matters application for the construction of 44 dwellings, together with associated landscaping, infrastructure and earthworks. Phase 2a Officers Mess.
Closing date 5th September 2019
FHDC Officer Adam Tomaszewski
Comment No objection – concern was expressed that electrical charging points and solar panels should be added to reflect current climate change goals. The foul water drainage must be adequate as there have been problems with Shorncliffe Heights.

Application number	Y19/0866/FH
Location	East Station Goods Yard Southern Way
Proposal	Mixed use development comprising 41 dwellings (30% of which will be affordable housing) and 1000sqm commercial space (class B1/B8) with associated access, car parking and landscaping (resubmission of application Y14/0928/SH)
Closing date	4 th September 2019
FHDC Officer	Louise Daniels
Comment	No objection – the Committee needs clarification as the application says 31 social housing units, not 30%. The Committee is anxious about the mix of warehousing and houses and feels there ought to be a planning condition for a very low speed limit in part.
Application number	Y19/0869/FH
Location	Dudley Court 2-4 Trinity Crescent
Proposal	Felling of a holly tree situated within a conservation area
Closing date	29 th August 2019
FHDC Officer	Jo Daniels
Comment	No objection but a replacement should be provided if possible, subject to the views of the Tree Officer.
Application number	Y19/0876/FH
Location	2 The Regent Centre Pent Road Shearway Business Park
Proposal	Installation of one new window to the rear elevation of existing industrial unit
Closing date	29 th August 2019
FHDC Officer	Danielle Wilkins
Comment	No objection
Application number	Y19/0878/FH
Location	Flats 1 and 2 Belvedere Court 12 Trinity Crescent
Proposal	Erection of single storey rear extension beneath existing ground floor, conversion of semi-basement storage area to habitable living space, together with the installation additional fenestration at basement level and associated internal and external alterations to include relocating the entrances to flats 1 and 2
Closing date	3 rd September 2019
FHDC Officer	Danielle Wilkins
Comment	No objection

Application number	Y19/0887/FH
Location	41 Fairway Avenue
Proposal	The erection of a two-storey side extension, single-storey rear extension and single-storey front extension following the demolition of the existing garage and porch
Closing date	29 th August 2019
FHDC Officer	Danielle Wilkins
Comment	No objection subject to the views of the Tree Officer.
Application number	Y19/0889/FH
Location	Ground floor business premises 1 303 Cheriton Road
Proposal	Change of use of the existing ground floor retail unit (class A1) and office (class A2) into a one bedroom residential flat (class C3)
Closing date	5 th September 2019
FHDC Officer	Adam Tomaszewski
Comment	No objection – some concern over the access to the toilet and bathroom through the bedroom was expressed
Application number	Y19/0895/FH
Location	3 Blenheim Place
Proposal	Partial crown lift of two sycamore trees subject of tree preservation order no 22 of 1988
Closing date	29 th August 2019
FHDC Officer	Jo Daniels
Comment	No objection subject to the views of the Tree Officer.
Application number	Y19/0896/FH
Location	149 Sandgate Road
Proposal	Re-pollard back to previous pruning points of a sycamore tree situated within a conservation area
Closing date	29 th August 2019
FHDC Officer	Jo Daniels
Comment	No objection subject to the views of the Tree Officer.
Application number	Y19/0900/FH
Location	WM Morrisons Supermarket Plc 148 Cheriton Road
Proposal	Advertisement consent for 1 x internally illuminated store totem sign
Closing date	13 th September 2019
FHDC Officer	Lisette Patching
Comment	No objection

Application number	Y19/0901/FH
Location	16 Charles Crescent
Proposal	Erection of a two-storey side and rear extension following removal of existing side extension
Closing date	12 th September 2019
FHDC Officer	Isabelle Hills
Comment	No objection
Application number	Y19/0902/FH
Location	WM Morrisons Supermarket Plc 148 Cheriton Road
Proposal	Advertisement consent for x 6 wall mounted signs
Closing date	13 th September 2019
FHDC Officer	Lisette Patching
Comment	No objection
Application number	Y19/0903/FH
Location	WM Morrisons Supermarket 148 Cheriton Road
Proposal	Siting of two free-standing sprinkler tanks
Closing date	13 th September 2019
FHDC Officer	Lisette Patching
Comment	No objection
Application number	Y19/0909/FH
Location	Folkestone Library 2 Grace Hill
Proposal	Works to an ash tree situated within a conservation area comprising of the reduction of branches towards building by 2 metres
Closing date	3 rd September 2019
FHDC Officer	Jo Daniels
Comment	No objection subject to the views of the Tree Officer.
Application number	Y19/0915/FH
Location	31 Elventon Close
Proposal	Erection of a two-storey side extension with annexe accommodation at ground floor level and the creation of disabled access
Closing date	9 th September 2019
FHDC Officer	Danielle Wilkins
Comment	No objection
Application number	Y19/0926/FH
Location	21 Foreland Avenue
Proposal	Erection of a two-storey rear and side extension
Closing date	13 th September 2019

FHDC Officer	Isabelle Hills
Comment	No objection
Application number	Y19/0948/FH
Location	Santa-Maria Canterbury Road
Proposal	Variation of condition 3 (submitted plans) of application no Y17/1598/SH (erection of rear extension and construction of first floor along with the erection of a double garage (resubmission of Y17/1210/SH) for the addition of a balcony to the south elevation, to connect the front balcony to the rear terrace. Condition Number: Condition 3 Condition Removal: The addition of a balcony to the south elevation, alongside the living room, to connect the front balcony to the rear terrace.
Closing date	9 th September 2019
FHDC Officer	Danielle Wilkins
Comment	Noted
Application number	Y19/0949/FH
Location	315 Dover Road
Proposal	Erection of a single storey rear extension and installation of 2 no. rear Juliet balconies
Closing date	12 th September 2019
FHDC Officer	Isabelle Hills
Comment	No objection
Application number	Y19/0950/FH
Location	15 Walton Gardens
Proposal	Erection of part single storey and part two storey rear extension following the removal of the existing rear conservatory
Closing date	12 th September 2019
FHDC Officer	Isabelle Hills
Comment	No objection
Application number	Y19/0961/FH
Location	1 Lyn Court 70-72 Shorncliffe Road
Proposal	Erection of a single storey ground floor extension to existing flat
Closing date	13 th September 2019
FHDC Officer	Isabelle Hills
Comment	No objection

PRIOR APPROVAL

Application number	Y19/0011/PA
Location	Orchard House 2 Bouverie Road West
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)) to x6 dwelling houses (class C3)
Closing date	28 th August 2019
FHDC Officer	Isabelle Hills
Comment	No objection – some concern was expressed about the number of internal bathrooms and waste extraction, but it is good to preserve the building.

5. PREMISES LICENCE

No premises licence applications had been received.

6. UPDATE ON PREVIOUS OBJECTIONS

The Chairman hoped that we would have updates on the following applications for the next meeting:

- Y19/0490/FH – Manor Court, 38 Manor Road
- Y19/0016/FH – 86-88 Tontine Street
- Y19/0980/FH – Royal Victoria Hospital

7. DRAFT KENT AND MEDWAY HOUSING STRATEGY 2019-2023

Councillors noted the strategy and individual Councillors will make their own comments.

8. AGENDA ITEMS FOR NEXT MEETING

There were none.

9. DATE OF NEXT MEETING

Thursday 19th September 2019

..... **Chairman**
19th September 2019