

Folkestone Town Council



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AGENDA

Meeting: **Planning Committee**
Date: **Thursday 29th August 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.

3. **PLANNING COMMITTEE MEETING – 8th August 2019**

To receive the Minutes of the meeting of the Planning Committee held on 8th August 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. **DRAFT KENT AND MEDWAY HOUSING STRATEGY 2019-2023**
A consultation has been launched with a closing date of 9th September. To view and download the draft strategy and supporting document use the following link
www.kenthousinggroup.org.uk/draft-kent-medway-housing-strategy-consultation
9. **AGENDA ITEMS FOR NEXT MEETING**
10. **DATE OF NEXT MEETING**
Thursday 19th September 2019

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.

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| 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 |

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| 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). |

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| 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.

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| 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 12th 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 20th 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 8th 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 20th 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**

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|--------------------|---|
| 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 |

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|--------------------|---|
| 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 |

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| 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 |

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|--------------------|--------------------------------------|
| 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 |

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|--------------------|--|
| 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

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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 | 7 th August 2019 |
| FHDC Officer | Isabelle Hills |
| Comment | Noted |

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|--------------------|---|
| 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

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|--------------------|---|
| 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 |

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|--------------------|--|
| 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

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|--------------------|--|
| 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 19th 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

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 29th August 2019 at 7pm

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 11th September 2019
FHDC Officer Louise Daniels

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 5th September 2019
FHDC Officer Louise Daniels

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

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

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

Application number Y19/0854/FH
Location The Stadium Aldridge Road

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| Proposal | Reserved matters application for the construction of 44 dwellings, together with associated landscaping, infrastructure and earthworks. Phase 2a Officers Mess. |
| Closing date | 5 th September 2019 |
| FHDC Officer | Adam Tomaszewski |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |

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| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| Application number | Y19/0948/FH |

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| 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 |
| 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 |
| 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 |

AMENDED

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| 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 |

PRIOR APPROVAL

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|--------------------|---|
| 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) |

Closing date
FHDC Officer

order 2015 for the change of use of a building from office use
(class B1(A)) to x6 dwelling houses (class C3)
28th August 2019
Isabelle Hills