

# Folkestone Town Council



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Folkestone,  
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Date of Publication: 12 September 2019

## AGENDA

Meeting: **Planning Committee**  
Date: **Thursday 19<sup>th</sup> September 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 – 29<sup>th</sup> August 2019**  
To receive the Minutes of the meeting of the Planning Committee held on 29<sup>th</sup> 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. **FHDC PLACES AND LOCAL PLAN AMENDMENT**  
See attached information regarding an amendment relating to the inclusion of the Council's preferred site allocation for Gypsy and Traveller pitches. Consultation closes 14<sup>th</sup> October 2019.
9. **AGENDA ITEMS FOR NEXT MEETING**
10. **DATE OF NEXT MEETING**  
Thursday 10<sup>th</sup> October 2019

## **Folkestone Town Council**

**Minutes of the Planning Committee Meeting held on Thursday 29<sup>th</sup> 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 8<sup>th</sup> August 2019**

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 8<sup>th</sup> 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 8<sup>th</sup> 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 <sup>th</sup> August 2019
FHDC Officer	Louise Daniels
<b>Comment</b>	<b>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.</b>

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 <sup>th</sup> September 2019
FHDC Officer	Louise Daniels
<b>Comment</b>	<b>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.</b>

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 <sup>th</sup> September 2019

FHDC Officer	Louise Daniels
<b>Comment</b>	<b>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.</b>
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	4 <sup>th</sup> September 2019
FHDC Officer	Katy Claw
<b>Comment</b>	<b>No objection – no strong objection but some concern was expressed that an historic frontage was probably being changed.</b>
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	4 <sup>th</sup> September 2019
FHDC Officer	Katy Claw
<b>Comment</b>	<b>No objection</b>
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	4 <sup>th</sup> September 2019
FHDC Officer	Katy Claw
<b>Comment</b>	<b>No objection</b>
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	5 <sup>th</sup> September 2019
FHDC Officer	Adam Tomaszewski

<b>Comment</b>	<b>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.</b>
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 <sup>th</sup> September 2019
FHDC Officer	Louise Daniels
<b>Comment</b>	<b>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.</b>
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 <sup>th</sup> August 2019
FHDC Officer	Jo Daniels
<b>Comment</b>	<b>No objection but a replacement should be provided if possible, subject to the views of the Tree Officer.</b>
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 <sup>th</sup> August 2019
FHDC Officer	Danielle Wilkins
<b>Comment</b>	<b>No objection</b>
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 <sup>rd</sup> September 2019
FHDC Officer	Danielle Wilkins
<b>Comment</b>	<b>No objection</b>
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 <sup>th</sup> August 2019
FHDC Officer	Danielle Wilkins
<b>Comment</b>	<b>No objection subject to the views of the Tree Officer.</b>
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 <sup>th</sup> September 2019
FHDC Officer	Adam Tomaszewski
<b>Comment</b>	<b>No objection – some concern over the access to the toilet and bathroom through the bedroom was expressed</b>
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 <sup>th</sup> August 2019
FHDC Officer	Jo Daniels
<b>Comment</b>	<b>No objection subject to the views of the Tree Officer.</b>
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 <sup>th</sup> August 2019
FHDC Officer	Jo Daniels
<b>Comment</b>	<b>No objection subject to the views of the Tree Officer.</b>
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 <sup>th</sup> September 2019
FHDC Officer	Lisette Patching
<b>Comment</b>	<b>No objection</b>
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 <sup>th</sup> September 2019
FHDC Officer	Isabelle Hills
<b>Comment</b>	<b>No objection</b>
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 <sup>th</sup> September 2019
FHDC Officer	Lisette Patching
<b>Comment</b>	<b>No objection</b>
Application number	Y19/0903/FH
Location	WM Morrisons Supermarket 148 Cheriton Road
Proposal	Siting of two free-standing sprinkler tanks
Closing date	13 <sup>th</sup> September 2019
FHDC Officer	Lisette Patching
<b>Comment</b>	<b>No objection</b>
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 <sup>rd</sup> September 2019
FHDC Officer	Jo Daniels
<b>Comment</b>	<b>No objection subject to the views of the Tree Officer.</b>



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 <sup>th</sup> September 2019
FHDC Officer	Danielle Wilkins
<b>Comment</b>	<b>No objection</b>

Application number	Y19/0926/FH
Location	21 Foreland Avenue
Proposal	Erection of a two-storey rear and side extension
Closing date	13 <sup>th</sup> September 2019
FHDC Officer	Isabelle Hills
<b>Comment</b>	<b>No objection</b>

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 <sup>th</sup> September 2019
FHDC Officer	Danielle Wilkins
<b>Comment</b>	<b>Noted</b>

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 <sup>th</sup> September 2019
FHDC Officer	Isabelle Hills
<b>Comment</b>	<b>No objection</b>

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 <sup>th</sup> September 2019
FHDC Officer	Isabelle Hills
<b>Comment</b>	<b>No objection</b>
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 <sup>th</sup> September 2019
FHDC Officer	Isabelle Hills
<b>Comment</b>	<b>No objection</b>

#### **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 <sup>th</sup> August 2019
FHDC Officer	Isabelle Hills
<b>Comment</b>	<b>No objection – some concern was expressed about the number of internal bathrooms and waste extraction, but it is good to preserve the building.</b>

#### **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 19<sup>th</sup> September 2019

..... **Chairman**  
19<sup>th</sup> September 2019

## FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 19<sup>th</sup> September 2019 at 7pm

Application number Y19/0813/FH  
Location 40 Queen Street  
Proposal Erection of infill residential dwelling and retention of existing off-street parking  
Closing date 27<sup>th</sup> September 2019  
FHDC Officer Adam Tomaszewski

Application number Y19/0814/FH  
Location 7 The Old High Street  
Proposal Section 73 application to vary condition 3 of planning permission Y16/1125/SH (change of use from retail to mixed use of retail, drinking establishment and exhibition space) to vary the opening times in line with the premises licence opening hours  
Closing date 2<sup>nd</sup> October 2019  
FHDC Officer Louise Daniels

Application number Y19/0898/FH  
Location Unit A West Park Farm North Retail Park Park Farm Road  
Proposal Retrospective advertisement consent to replace existing “Carpet Right” signage with illuminated signs for Puregym  
Closing date 24<sup>th</sup> September 2019  
FHDC Officer Piran Cooper

Application number Y19/0920/FH  
Location Church and Dwight UK Ltd Bowles Well Gardens  
Proposal Installation of cladding to the central office block along with the construction of a decking area to the canteen  
Closing date 30<sup>th</sup> September 2019  
FHDC Officer Isabelle Hills

Application number Y19/0933/FH  
Location 18 & 19 Stanley Court Shearway Road Shearway Business Park  
Proposal Proposed alterations to front & rear elevations to allow for additional windows  
Closing date 23<sup>rd</sup> September 2019  
FHDC Officer Danielle Wilkins

Application number Y19/0959/FH  
Location 52 Morehall Avenue  
Proposal Retrospective application for erection of wooden wheelie bin shelter and separate wooden shelter

Closing date	3 <sup>rd</sup> October 2019
FHDC Officer	Katy Claw
Application number	Y19/0975/FH
Location	40 Wear Bay Crescent
Proposal	Certificate of lawful development (existing) for a rear conservatory
Closing date	23 <sup>rd</sup> September 2019
FHDC Officer	Isabelle Hills
Application number	Y19/0976/FH
Location	Highview School Moat Farm Road
Proposal	Determination as to whether the prior approval of the Local Planning Authority is required for the demolition of vacant school & associated mobile classrooms
Closing date	30 <sup>th</sup> September 2019
FHDC Officer	Adam Tomaszewski
Application number	Y19/1004/FH
Location	3 Stanley Court Shearway Road Shearway Business Park
Proposal	Replacement of roller shutter door with glazed screen
Closing date	27 <sup>th</sup> September 2019
FHDC Officer	Isabelle Hills
Application number	Y19/1006/FH
Location	201 Sandgate Road
Proposal	To fell 1x cedar atlanatica
Closing date	2 <sup>nd</sup> October 2019
FHDC Officer	Jo Daniels
Application number	Y19/1010/FH
Location	20 – 22 Stanley Court Shearway Road Shearway Business Park
Proposal	Amendments to external elevations including additional windows and replacement of roller shutters with glazed screens and doors, units 20 to 22
Closing date	27 <sup>th</sup> September 2019
FHDC Officer	Danielle Wilkins
Application number	Y19/1023/FH
Location	Cordova Court Sandgate Road
Proposal	Works to trees in conservation area. Re-pollard 6 x sycamore trees back to previous pruning point
Closing date	2 <sup>nd</sup> October 2019
FHDC Officer	Jo Daniels
Application number	Y19/1025/FH

Location	Augusta Gardens Sandgate Road
Proposal	T1 reduction of 3 branches to mature beech. T2 reduction and raise 4 overhanging branches to oak. T3 reduction of yew to curb line. T4 raise selective branches of oak effecting height clearance over bus stop. T5 raise selective branches of yew obscuring road sign
Closing date	2 <sup>nd</sup> October 2019
FHDC Officer	Jo Daniels

  

Application number	Y19/1026/FH
Location	278 Dover Road
Proposal	Erection of single storey extension and front porch
Closing date	2 <sup>nd</sup> October 2019
FHDC Officer	Danielle Wilkins

  

Application number	Y19/1029/FH
Location	Plamil House Bowles Well Gardens
Proposal	Erection of new small link between two existing buildings
Closing date	2 <sup>nd</sup> October 2019
FHDC Officer	Adam Tomaszewski

  

Application number	Y19/1030/FH
Location	Flat 3 29 Cheriton Gardens
Proposal	Replacement windows and installation of conservation roof light
Closing date	2 <sup>nd</sup> October 2019
FHDC Officer	Isabelle Hills

**From:** Timothy.Bailey@folkestone-hythe.gov.uk on behalf of Planning.Policy@folkestone-hythe.gov.uk  
**Sent:** 02 September 2019 09:41  
**To:** Planning.Policy@folkestone-hythe.gov.uk  
**Subject:** Consultation Notification from Folkestone & Hythe District Council regarding "Preferred Site Allocation for Gypsy and Traveller Pitches"

Ref: PPLP: G&T  
Direct Dial: (01303) 853000  
Email: [planning.policy@folkestone-hythe.gov.uk](mailto:planning.policy@folkestone-hythe.gov.uk)  
Date: 02 September 2019

Dear Sir/Madam,

**Folkestone & Hythe District Council (F&HDC) Places and Policies Local Plan  
Planning and Compulsory Purchase Act 2004 and Regulation 19 of the Town and Country Planning  
(Local Planning) (England) Regulations 2012**

I am writing to advise you of a proposed amendment to the Places and Policies Local Plan Submission Draft (2018), which has been published for public consultation. The amendment relates to the inclusion of the Council's preferred site allocation for Gypsy and Traveller pitches. The consultation period will run for six weeks from: **2 September to 17.00 on the 14 October 2019.**

F&HDC is in the advanced stages of preparing its Places and Policies Local Plan, which is now in the final phase, the Examination in Public. During the public hearing sessions held between 15 and 17 May 2019, the Inspector instructed the Council to identify a site to meet the permanent pitch requirement outlined in the Folkestone & Hythe District Gypsy and Traveller Accommodation Assessment (GTAA, 2018).

The Council has now concluded its site identification and assessment work and is proposing Land adjacent to 'The Retreat', Lydd Road, Old Romney as its preferred location to accommodate four permanent Gypsy and Traveller pitches.

Following the consultation, we will submit the preferred site and draft policy along with all duly made representations to the Planning Inspector appointed to oversee the Examination of the Places and Policies Local Plan.

The Inspector will consider whether the proposed amendment:

- Complies with the legal requirements;
- Complies with the duty to cooperate and;
- Meets the tests of soundness.

To further explain, a local planning authority should submit a plan for examination which it considers to be "sound" – namely that it is:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence

- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

Your response to the consultation should state whether you support or object to the Council's preferred Gypsy and Traveller site allocation and draft policy, based on whether or not you agree that it complies with the legal requirements, complies with the duty to cooperate and is sound, as outlined above. Guidance notes are attached for further explanation. Comments can also be made against the Sustainability Appraisal.

If you don't think the preferred Gypsy and Traveller site allocation and draft policy meets a requirement you should explain why. It will also be helpful if you say how the draft policy should be changed to meet the relevant requirement.

We will collate and summarise your comments and pass them on to the Planning Inspector.

The preferred Gypsy and Traveller site allocation, draft policy, Sustainability Appraisal and other evidence base documents are available to view on our website at:

[www.folkestone-hythe.gov.uk/planning/planning-policy/planning-consultations](http://www.folkestone-hythe.gov.uk/planning/planning-policy/planning-consultations)

You can make a representation:

- Directly through our consultation portal at:  
<http://consult.folkestone-hythe.gov.uk/portal>; or alternatively
- Download an electronic copy of the form from our website and send it by email to:  
[planning.policy@folkestone-hythe.gov.uk](mailto:planning.policy@folkestone-hythe.gov.uk); or by post to:

**The Planning Policy Team  
Folkestone & Hythe District Council  
Civic Centre  
Castle Hill Avenue,  
Folkestone, Kent CT20 2QY.**

Consultation documents and representation forms are also available at our offices and the district's libraries.

If you have any other queries please feel free to contact us at:

[planning.policy@folkestone-hythe.gov.uk](mailto:planning.policy@folkestone-hythe.gov.uk) or by phoning: **01303 853000** and asking for the Planning Policy Team.

Yours faithfully,



**Timothy Bailey**  
**Senior Planning Policy Officer**  
Folkestone & Hythe District Council

