

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 31st October 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: Toni Brenchley (Corporate and Civic Services Officer)

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor David Horton.

2. DECLARATIONS OF INTEREST

Councillor Jackie Meade declared an interest in application Y19/0979/FH Radnor Park Crescent, Cllr Mary Lawes declared an interest in application Y19/0965/FH Martello Road.

3. PLANNING COMMITTEE MEETING 10th October 2019

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 10th October 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 10th October 2019 be received and that the Chairman of the meeting be authorised to sign them as a correct record.

Proposed: Councillor Jonathan Graham

Seconded: Councillor Belinda Walker

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

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

Application number	Y19/0047/NMA
Location	1 Audley Road
Proposal	Non material amendment to the proposed pebbledash façade to be changed to cedar wood cladding for planning application Y19/0634/FH
Closing date	13 th November 2019
FHDC Officer	Isabelle Hills
Comment	No objection

Application number	Y19/0753/FH
Location	36 Black Bull Road
Proposal	Alterations to the existing shopfront including a new fascia, erection of a vent to the rear elevation along with retrospective consent for a rear extension
Closing date	29 th October 2019
FHDC Officer	Isabelle Hills

Comment	No objection
Application number	Y19/0862/FH
Location	45 Manor Road
Proposal	Change of use from dwelling (C3) to HMO (Sui-Generis) for up to 8 persons with the provision of additional hardstanding to the front garden providing x3 additional off-street parking spaces, the installation of replacement windows and removal of existing conservatory
Closing date	13 th November 2019
FHDC Officer	Isabelle Hills
Comment	Object – The rooms are of good size but the ground floor rooms appear to have no bathrooms which is objectionable.
Application number	Y19/0928/FH
Location	36a Earls Avenue
Proposal	The installation of 3 no. wooden sash windows forming bay window, installation of 1 no. wooden front door and frame to replace the existing UPVC door
Closing date	4 th November 2019
FHDC Officer	Danielle Wilkins
Comment	Support – The Town Council supports the installation of wooden sashes in this location.
Application number	Y19/0929/FH
Location	Trinity Gardens Open Space Bouverie Road West
Proposal	Proposed permanent notice board
Closing date	30 th October 2019
FHDC Officer	Piran Cooper
Comment	No objection
Application number	Y19/0938/FH
Location	13 Clifton Crescent
Proposal	Installation of replacement of windows with double glazed timber sashes to north and south elevations only
Closing date	30 th October 2019
FHDC Officer	Katy Claw
Comment	Support – The Town Council supports the installation of wooden sash windows in the location.
Application number	Y19/0939/FH
Location	13 Clifton Crescent

Proposal	Listed building consent for the installation of replacement windows with double glazed timber sashes
Closing date	4 th November 2019
FHDC Officer	Katy Claw
Comment	Support
Application number	Y19/0965/FH
Location	2 Martello Road
Proposal	Change of use from dwellinghouse to a 7 bed HMO (house in multiple occupation)
Closing date	4 th November 2019
FHDC Officer	Adam Tomaszewski
Comment	Object – This is not a street of large homes. It is a family house. The rear rooms on the first floor appears particularly inadequate. The Chair is requested to talk to District Planners about the proliferation of HMOs. All objected and Cllr Lawes would like to speak against it if approval is recommended.
Application number	Y19/0967/FH
Location	Flat 4 10 Trinity Crescent
Proposal	Removal of condition 2 of SH/83/1120, in order that two holiday units (C3) can be combined in to one C3 flat, for the live-in manager of the remaining Meyrick Court Apartments, in order to salvage the otherwise failing business
Closing date	30 th October 2019
FHDC Officer	Louise Daniels
Comment	No objection
Application number	Y19/0979/FH
Location	5 Radnor Park Crescent
Proposal	Change of use from 6 person HMO (house in multiple occupation) (use class C4) to 7 person HMO (sui-generis)
Closing date	1 st November 2019
FHDC Officer	Adam Tomaszewski
Comment	Object – There was a recent development to change this to a 6 person HMO and assurances were made to a District Officer that there would not be seven persons. The rear rooms on the first and on the second floor are excessively small. All objected and Cllr Meade would like to speak against it if approval is recommended. There appears to be no site notice.

Application number	Y19/1021/FH
Location	32 Rendezvous Street
Proposal	Change of use from shop (use class A1) to drinking establishment (use class A4)
Closing date	18 th November 2019
FHDC Officer	
Comment	No objection
Application number	Y19/1031/FH
Location	Clock Tower House 151 Sandgate Road
Proposal	Listed building consent to change patio doors from frameless glass to now be finished in sapele for planning application Y17/1553/SH
Closing date	4 th November 2019
FHDC Officer	Piran Cooper
Comment	No objection
Application number	Y19/1049/FH
Location	3 The Rangers
Proposal	Proposed single storey rear extension
Closing date	29 th October 2019
FHDC Officer	Isabelle Hills
Comment	No objection
Application number	Y19/1062/FH
Location	Lidl UK GMBH Shellons Street
Proposal	Full planning application for the installation of external plant equipment at the existing Lidl food store
Closing date	12 th November 2019
FHDC Officer	Isabelle Hills
Comment	No objection
Application number	Y19/1068/FH
Location	McDonalds Restaurant West Terrace
Proposal	Variation of condition 5 (hours of opening) of planning application 88/0079/SH date of decision 01/03/1988
Closing date	1 st November 2019
FHDC Officer	Adam Tomaszewski
Comment	No objection
Application number	Y19/1095/FH
Location	5 Marine Terrace
Proposal	Conversion from existing HMO to five self-contained flats

Closing date	4 th November 2019
FHDC Officer	Katy Claw
Comment	No objection
Application number	Y19/1101/FH
Location	14 Holywell Avenue
Proposal	Lawful Development certificate (proposed) for the extension of existing access to public highway
Closing date	4 th November 2019
FHDC Officer	Isabelle Hills
Comment	No objection
Application number	Y19/1107/FH
Location	Army Cadet Hall Church Road
Proposal	Change of use from Sui-Generis to D1 training facility and erection of signage. A temporary application for 10 years
Closing date	14 th November 2019
FHDC Officer	Isabelle Hills
Comment	Support
Application number	Y19/1108/FH
Location	Army Cadet Hall Church Road
Proposal	One x two-piece printed dibond panel to be fitted to new workshop canopy
Closing date	14 th November 2019
FHDC Officer	Isabelle Hills
Comment	No objection
Application number	Y19/1118/FH
Location	The Metropole The Leas
Proposal	Listed building consent for repairs to stonework of balconies damaged by corroding encased steelwork
Closing date	5 th November 2019
FHDC Officer	Katy Claw
Comment	No objection
Application number	Y19/1154/FH
Location	191 Canterbury Road
Proposal	Erection of a part-single part-two storey rear extension and installation of a rear dormer
Closing date	6 th November 2019
FHDC Officer	Isabelle Hills
Comment	The Committee were unable to access the plans on FHDC portal

Application number	Y19/1173/FH
Location	13 Grimston Gardens
Proposal	Conversion from existing dwelling to 3 residential flats with balconies to first and second floor. Removal of existing fire escape
Closing date	19 th November 2019
FHDC Officer	Robert Allan
Comment	No objection provided the removal of the fire escape is in line with Fire Safety Regulations. There was concern.

Application number	Y19/1177/FH
Location	5 Gainsborough Close
Proposal	Erection of single storey rear extension
Closing date	19 th November 2019
FHDC Officer	Danielle Wilkins
Comment	No objection

Application number	Y19/1206/FH
Location	19 Cherry Garden Avenue
Proposal	Felling of 1 holm oak subject of tree preservation order no 2 of 1992
Closing date	19 th November 2019
FHDC Officer	Jo Daniels
Comment	No objection – The Committee feels that there is ample room for a replacement if the tree is dead.

5. PREMISES LICENCE

Reference	WK/201932437
Premise	Folkestone Pedestrian Precinct
Type of Application	Variation
Description	Variation – to add the sale of alcohol to the licence and extend operating schedule hours of other activities, to cater for markets and events
Activities	Plays, Live Music, Recorded Music, Alcohol Sales On & Off the premises – Monday to Sunday: 11.00 – 20.00
Closing date	8 th November 2019
Comment	The Committee is concerned that this clashes directly with a policy of public drinking control in the town centre. It objects unless this is for a temporary period e.g. over Christmas or other specific events. The Chair would like to speak if approval is recommended.

Reference	WK/201933341
Premise	Djangos, 17 Rendezvous Street
Type of Application	Grant
Description	Existing café/bistro adding alcohol on-sales
Opening Hours	Monday – Saturday 08.00 – 23.00, Sunday 08.00 – 17.00
Activities	Live music Monday to Saturday 19.00 – 22.00, recorded music Monday to Saturday 08.30 – 22.30, Sunday 08.30 – 16.30, alcohol on-sales Monday to Saturday 09.00 – 22.30, Sunday 09.00 – 16.30
Closing date	19 th November 2019
Comment	Noted

6. UPDATE ON PREVIOUS OBJECTIONS

Y18/0906/FH - Dance Easy Club – Concerns were raised over parking and the size of the community space, despite concerns the District Planning Officers recommended the application be approved.

Y19/0752/FH - Turner Free School – The Planning Committees concerns over overlooking were not upheld; environmental aspects will be considered.

7. PLANNING COMMITTEE POLICY ON ENVIRONMENT AND GREEN ISSUES

There will be interaction with the Planning Committee.

8. AGENDA ITEMS FOR NEXT MEETING

9. DATE OF NEXT MEETING

Thursday 21st November 2019

..... **Chairman**
21st November 2019