

Folkestone Town Council



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AGENDA

Meeting: **Planning Committee**
Date: **Thursday 31st October 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 – 10th October 2019**

To receive the Minutes of the meeting of the Planning Committee held on 10th October 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**
A nomination is required for a twin hatted Councillor to be responsible for updating this Committee on decisions made by the District Council's Planning and Licensing Committee.
8. **PLANNING COMMITTEE POLICY ON ENVIRONMENT AND GREEN ISSUES**
9. **AGENDA ITEMS FOR NEXT MEETING**
10. **DATE OF NEXT MEETING**
Thursday 21st November 2019

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 10th October 2019 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Ann Berry, Jonathan Graham, David Horton, 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 Mary Lawes.

2. DECLARATIONS OF INTEREST

Councillor Belinda Walker and Councillor Richard Wallace declared a personal interest in application Y12/0980/SH, Royal Victoria Hospital, Radnor Park Avenue.

3. PLANNING COMMITTEE MEETING 19th September 2019

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 19th September 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 19th September 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 Ann Berry

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

Y19/0997/FH - Flat A 14 Connaught Road – The Chairman explained that under H08 Policy, in order to approve subdivision of a property, the property must be 5 bedrooms or more. **The Committee agreed to remove their objection.**

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

Application number	Y19/0014/PA
Location	1-3 Risborough Lane
Proposal	Determination as to whether the prior approval of the local Planning Authority is required under class M of the Town and Country planning (general permitted development) (England) order 2015 for the change of use from shop (class A1) to a residential use (class C3)
Closing date	15 th October 2019
FHDC Officer	Isabelle Hills
Comment	Noted

Application number	Y19/0802/FH
Location	Flat E 199 Sandgate Road
Proposal	Retrospective application for removal of chimney
Closing date	23 rd October 2019
FHDC Officer	Katy Claw
Comment	Object - This Committee is generally against the removal of attractive Victorian features used as chimneys in this area, unless proven to be unsafe.

Application number	Y19/0832/FH
Location	Flat 3 3 Grimston Avenue
Proposal	Installation of replacement windows to first floor flat. Resubmission of planning application Y18/1412/FH
Closing date	22 nd October 2019
FHDC Officer	Katy Claw
Comment	Object – Unattractive construction of UPVC and wood.

Application number	Y19/0870/FH
Location	The Leas Club The Leas
Proposal	Dismantling, associated structural works and re-construction of both front extensions, including the refurbishment of the existing shop fronts
Closing date	16 th October 2019
FHDC Officer	Piran Cooper
Comment	Object – The applicants have done little to the deteriorating property in 9 years of vacancy and in 2016 cleared out skip loads of the interior without any photographic record or supervision. The Committee therefore objects unless the Council Heritage Consultant regularly inspects and supervises the work and we see whether original glass etc can be preserved or replaced like for like. This is a very important building and repairs must be done urgently. The Committee is concerned that repairs should move on to the rear portion of the Pavilion as soon as possible and avoid demolition of the rear area. The supervising Council and the developer should limit disturbance to neighbours by being obliged to use some of the commercial car parking for builders' vehicles during the works. The Council should explain why there appears to be no coupled listed building application yet.

Application number	Y19/0871/FH
Location	1-3 Risborough Lane
Proposal	Conversion of lower ground floor storage area plus single storey rear extension and form a studio apartment
Closing date	16 th October 2019
FHDC Officer	Katy Claw
Comment	Object – The Committee has some concern on the size of rooms and fenestration and wishes to know whether it is in line with regulations.

Application number	Y19/0964/FH
Location	Royal Standard 60 Canterbury Road
Proposal	Conversion of pub (C4) to 2 x 3 bed residential dwellings and 3 x 1 bed flats (C3)
Closing date	18 th October 2019
FHDC Officer	Louise Daniels
Comment	No objection

Application number	Y19/0968/FH
Location	Flat 2 48 Earls Avenue
Proposal	Replacement of the existing single glazed crittle front elevation bay window, 5no. side windows, 1no, rear window and garden door with double glazed UPVC windows
Closing date	15 th October 2019
FHDC Officer	Isabelle Hills
Comment	Noted

Application number	Y19/0974/FH
Location	Flat 4 12 Radnor Park Avenue
Proposal	Subdivision of lower ground floor flat into one flat and one bed-sit. Erection of single storey rear extension. Addressing refusal of 18/1323
Closing date	10 th October 2019
FHDC Officer	Louise Daniels
Comment	No objection

Application number	Y19/1045/FH
Location	The Samuel Peto 23 Rendezvous Street
Proposal	Listed buildings consent for restoration of existing gate piers on front elevation
Closing date	10 th October 2019

FHDC Officer	Katy Claw
Comment	No objection
Application number	Y19/1055/FH
Location	11a Church Street
Proposal	Conversion of office building to form 2 self-contained offices on the ground floor and change of use of first floor to 1 self-contained flat
Closing date	28 th October 2019
FHDC Officer	Louise Daniels
Comment	No objection
Application number	Y19/1056/FH
Location	11a Church Street
Proposal	Listed building consent for the conversion of office building to form 2 self-contained offices on the ground floor and 1 self-contained flat at first floor level
Closing date	9 th October 2019
FHDC Officer	Louise Daniels
Comment	No objection
Application number	Y19/1069/FH
Location	40 Wear Bay Crescent
Proposal	Amendment/re-shape to existing balcony
Closing date	28 th October 2019
FHDC Officer	Isabelle Hills
Comment	No objection
Application number	Y19/1073/FH
Location	Land opposite 38 Bouverie Road West Bouverie Road West
Proposal	Reduction back to kerb line of selected overhanging branches of a holm oak situated within a conservation to provide clearance over adjoining parking bays
Closing date	23 rd October 2019
FHDC Officer	Jo Daniels
Comment	No objection
Application number	Y19/1075/FH
Location	4 Marine Terrace
Proposal	Change of use and conversion to 5 self-contained flats, erection of a 5-storey rear extension & extensions/alterations to roof.

Closing date	25 th October 2019
FHDC Officer	Danielle Wilkins
Comment	Object – The excessive development of the top floors is out of keeping with the 19th century buildings producing an ugly elevation

Application number	Y19/1078/FH
Location	62 Shorncliffe Crescent
Proposal	Proposed two storey extension
Closing date	29 th October 2019
FHDC Officer	Katy Claw
Comment	No objection

Application number	Y19/1112/FH
Location	Martello Court Martello Road
Proposal	Crown reduction and crown raise of a lime subject of tree preservation order no 8 of 1999
Closing date	24 th October 2019
FHDC Officer	Jo Daniels
Comment	No objection

Application number	Y19/1115/FH
Location	6-8 Clifton Crescent
Proposal	Felling of a Japanese acer situated within a conservation area
Closing date	23 rd October 2019
FHDC Officer	Jo Daniels
Comment	Object – The Committee objects to a mature tree being removed in a conservation area. A tree is more valuable than a flower bed.

ADDITIONAL

Application number	Y12/0980/SH
Location	Royal Victoria Hospital Radnor Park Avenue
Proposal	Hybrid application comprising a full planning application for the change of use, conversion and part demolition of the main former Royal Victoria Hospital building to provide 18 residential units and associated parking, together with an outline application for the redevelopment of the remaining parts of the site, including demolition of outbuildings to provide up to 26

	houses and associated car parking with all matters reserved for future consideration.
Closing date	21 st October 2019
FHDC Officer	Robert Allan
Comment	Noted <i>Lee Griggs was present at the meeting, as a representative of the developer, and spoke briefly regarding the development. Assurance was given that the outline development would be improved with less units at the rear.</i>
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	21 st October 2019
FHDC Officer	Isabelle Hills
Comment	The Committee supports the improved school in general terms, but the light and overlooking from the upper floors must be considered and opaque glass used at times.

AMENDED

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	21 st October 2019
FHDC Officer	Louise Daniels
Comment	The Committee withdraws its objection

PREMISES LICENCE

Reference	WK/201931500
Premise	Folklore 69 The Old High Street
Type of Application	New Premise
Description	A café/bar, serving food during the day with casual seating. In the evening serving cocktails with tapas

	style bar snacks. There will be a weekly schedule of movie nights, creative workshops, comedy nights and more.
Opening Hours	Monday – Wednesday 08.00 – 23.30, Thursday 08.00 – 00.30, Friday – Saturday 08.00 – 01.30, Sunday 09.00 – 22.30
Activities	Alcohol sales on & off sales, recorded music, live music, films
Closing date	30 th October 2019
Comment	No objection

Proposed radio base station installation at land at the Cherry Garden, CT19 4QB
No objection although the Committee would have concern about the health implications if 5G were introduced.

APPEAL

Application number	Y16/0184/CM
Location	Flat C 6 Earls Avenue
Proposal	
Closing date	22 nd October 2019
FHDC Officer	Llywelyn Lloyd
Comment	The FTC Planning Committee supports the action of the officers and the Enforcement Notice

5. PREMISES LICENCE

Reference	WK/201931500
Premise	Folklore 69 The Old High Street
Type of Application	New Premise
Description	A café/bar, serving food during the day with casual seating. In the evening serving cocktails with tapas style bar snacks. There will be a weekly schedule of movie nights, creative workshops, comedy nights and more.
Opening Hours	Monday – Wednesday 08.00 – 23.30, Thursday 08.00 – 00.30, Friday – Saturday 08.00 – 01.30, Sunday 09.00 – 22.30
Activities	Alcohol sales on & off sales, recorded music, live music, films
Closing date	30 th October 2019
Comment	No objection subject to residents' views.

6. UPDATE ON PREVIOUS OBJECTIONS

RESOLVED: That Councillor Jackie Meade be responsible for updating this Committee on decisions made by the District Council's Planning and Licensing Committee.

Proposed: Councillor Richard Wallace

Seconded: Councillor David Horton

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

7. PLANNING COMMITTEE POLICY ON ENVIRONMENT AND GREEN ISSUES

Discussion on this matter to be deferred until the Working Group has been established.

8. AGENDA ITEMS FOR NEXT MEETING

- PLANNING COMMITTEE POLICY ON ENVIRONMENT AND GREEN ISSUES

9. DATE OF NEXT MEETING

Thursday 31st October 2019

..... **Chairman**
31st October 2019

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 31st October 2019 at 7pm

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 29th October 2019
FHDC Officer Isabelle Hills

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 4th November 2019
FHDC Officer Danielle Wilkins

Application number Y19/0929/FH
Location Trinity Gardens Open Space Bouverie Road West
Proposal Proposed permanent notice board
Closing date 30th October 2019
FHDC Officer Piran Cooper

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 30th October 2019
FHDC Officer Katy Claw

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 4th November 2019
FHDC Officer Katy Claw

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 4th November 2019

FHDC Officer	Adam Tomaszewski
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
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
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
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
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
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

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
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
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
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

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