

Folkestone Town Council



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www.folkestoneetc.kentparishes.gov.uk

Date of Publication: 14th November 2019

AGENDA

Meeting: **Planning Committee**
Date: **Thursday 21st November 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 – 31st October 2019**
To receive the Minutes of the meeting of the Planning Committee held on 31st October 2019 and authorise the Chairman of the Committee to sign them as a correct record.



4. **APPLICATIONS FOR PLANNING CONSENT, APPEALS AND PLANS TO DEVELOPMENT CONTROL COMMITTEE**
(See attached list)
5. **LATE PLANNING APPLICATIONS**
To view any applications received since the preparation of the agenda.
6. **PREMISES LICENCES**
 - Update on WK/201932437, Pedestrian Precinct.
7. **UPDATE ON PREVIOUS OBJECTIONS**
 - Update on Y19/1075/FH, 4 Marine Terrace.
8. **AGENDA ITEMS FOR NEXT MEETING**
9. **DATE OF NEXT MEETING**
WEDNESDAY 11th December 2019

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

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 21st November 2019 at 7pm

Application number	Y19/0674/FH
Location	31 Westbourne Gardens
Proposal	Replacement of existing timber-framed windows with double-glazed, white UPVC framed windows
Closing date	21 st November 2019
FHDC Officer	Katy Claw

Application number	Y19/0849/FH
Location	24 St Georges Road
Proposal	Retrospective application for the demolition of a single storey extension following the demolition of existing rear conservatory
Closing date	2 nd December 2019
FHDC Officer	Danielle Wilkins

Application number	Y19/0911/FH
Location	Warehouse 16 Kingsmead
Proposal	Erection of new extension to existing warehouse
Closing date	26 th November 2019
FHDC Officer	Adam Tomaszewski

Application number	Y19/1040/FH
Location	Flat B 10 Augusta Gardens
Proposal	Retrospective planning permission for garden shed to replace derelict timber shed
Closing date	27 th November 2019
FHDC Officer	Danielle Wilkins

Application number	Y19/1100/FH
Location	Flat 1 48 Earls Avenue
Proposal	Replacement of all existing windows
Closing date	2 nd December 2019
FHDC Officer	Danielle Wilkins

Application number	Y19/1159/FH
Location	114 Sandgate Road
Proposal	Erection of a first and second floor extension to provide 2 x 1 bedroom and 2 x 2 bedroom residential flats (4 flats total) over existing commercial unit
Closing date	2 nd December 2019
FHDC Officer	Katy Claw

Application number	Y19/1164/FH
Location	Brockman Family Centre Cheriton High Street
Proposal	Demolition of existing two storey building and replacement residential development comprising of 23 units
Closing date	21 st November 2019
FHDC Officer	Robert Allan
Application number	Y19/1168/FH
Location	Church & Dwight UK Ltd Bowles Well Gardens
Proposal	Proposed gas and compressed supply pipes
Closing date	26 th November 2019
FHDC Officer	Isabelle Hills
Application number	Y19/1169/FH
Location	Church & Dwight UK Ltd Bowles Well Gardens
Proposal	Proposed air lock and warehouse link
Closing date	21 st November 2019
FHDC Officer	Isabelle Hills
Application number	Y19/1185/FH
Location	29 Grace Hill
Proposal	General bill board for advertising of local companies within the Folkestone Town area
Closing date	28 th November 2019
FHDC Officer	Danielle Wilkins
Application number	Y19/1189/FH
Location	20 Bouverie Road West
Proposal	Change of use and conversion from existing first floor hair studio treatment rooms and upper floor single maisonette into 3 self-contained 1 bed flat units
Closing date	22 nd November 2019
FHDC Officer	Robert Allan
Application number	Y19/1204/FH
Location	Building adjacent 58 to 60 Shorncliffe Road
Proposal	Lawful development certificate (existing) for works to planning applications Y14/1149/FH and Y10/0077/SH
Closing date	21 st November 2019
FHDC Officer	Danielle Wilkins
Application number	Y19/1205/FH
Location	52 Downs Road
Proposal	Erection of single storey rear extension and first floor side extension over garage
Closing date	21 st November 2019

FHDC Officer	Danielle Wilkins
Application number	Y19/1213/FH
Location	32 Harcourt Road
Proposal	Demolition of existing conservatory and erection of a flat roofed extension across the rear elevation with the provision at the front of a pitched roof to the projecting garage
Closing date	28 th November 2019
FHDC Officer	Danielle Wilkins
Application number	Y19/1231/FH
Location	70 – 72 Sandgate Road
Proposal	Replacement of external rear fire escape stair on a like for like basis
Closing date	2 nd December 2019
FHDC Officer	Danielle Wilkins
Application number	Y19/1232/FH
Location	70 – 72 Sandgate Road
Proposal	Replacement of external rear fire escape stair on a like for like basis
Closing date	2 nd December 2019
FHDC Officer	Danielle Wilkins
Application number	Y19/1241/FH
Location	15 Dolphins Road
Proposal	Erection of single storey rear and side extension, hip to gable extension, rear dormer window and associated loft conversion
Closing date	28 th November 2019
FHDC Officer	Danielle Wilkins
Application number	Y19/1268/FH
Location	77 Shorncliffe Road
Proposal	Single storey rear extension, garage conversion and new driveway
Closing date	2 nd December 2019
FHDC Officer	Danielle Wilkins
Application number	Y19/1271/FH
Location	106 Cheriton Road
Proposal	Certificate of lawful development (existing) for 3 apartments
Closing date	3 rd December 2019
FHDC Officer	Katy Claw

APPEAL

Application number	Y19/0416/FH
Location	261 Dover Road
Proposal	Alterations to existing drive including associated ground works, changes to levels, retaining walls, planters and steps with extension of vehicular crossover
Closing date	
FHDC Officer	Llywelyn Lloyd

PREMISES LICENCE

Reference	WK/201933886
Premise	Ground Floor Business Premises 21 Cheriton Place
Type of Application	Grant
Description	Wine & champagne bar with background music and bar snacks
Opening Hours	12.00 – 23.00 Monday – Saturday 12.00 – 22.00 Sunday
Activities	Alcohol on sales 12.00 – 22.30 Monday – Saturday 12.00 – 21.30 Sunday
Closing date	22 nd November 2019

Georgina Wilson

From: Olivia.McDonagh@folkestone-hythe.gov.uk on behalf of Licencing@folkestone-hythe.gov.uk
Sent: 08 November 2019 16:12
To: Georgina Wilson
Subject: RE: Folkestone Town Council Planning Minutes - 31.10.19

Good afternoon Georgina,

Thank you for your email.

Regarding the comments for the variation on Pedestrian Precinct, Folkestone Town Centre Management currently have a licence covering Sandgate Road precinct area, Guildhall Street and Rendezvous Street (the pedestrianised section) for:

10:00-16:30 Mon-Sat
Live Music
Recorded Music
Plays
Film
Performances of Dance
Other similar entertainment

The Variation changes the licensable hours to Mon-Sun 11:00-20:00 and adds alcohol sales on and off premises.

This is primarily for the purpose of the proposed Christmas Market that they wish to hold in the precinct area outside Debenhams from end November to end December (I believe). It is planned to be a number of wooden huts in the style of a German/European Christmas Market similar to what is held in Canterbury.

They would like to have a stall selling mulled wine and possibly stalls selling gift packs containing bottles of alcohol and suchlike etc. The market will be regulated by the Designated Premises Supervisor and any stalls selling alcohol will need to strictly adhere to a Challenge 25 policy.

It is not envisaged that the stalls would appeal to those wishing to purchase low cost alcohol to get drunk on. We are likely to add some kind of condition that limits the alcohol sales to Special Markets (I'm not sure we need to limit it to Christmas only) to ensure a restricted use of sale of alcohol in the future.

With regards to alcohol being sold in the precinct where alcohol restrictions are – the alcohol controlled zones and PSPO are a method of controlling anti-social behaviour caused by excessive drinking of alcohol. Alcohol isn't completely banned from these areas and the intention of the recently introduced PSPO isn't to stop people having a glass of wine with a picnic for example, however, should anti-social behaviour be observed resulting from the drinking of alcohol then, the Police and designated Council Officers, have the ability to remove alcohol from said persons and issue them with a warning or fine if necessary.

If you have any further questions regarding this application please let me know. If you wish to submit a formal representation to this Variation please see the link on our website for information on how to do so:

<https://www.folkestone-hythe.gov.uk/licensing/have-your-say/comment>

We would need to receive your representation by midnight on Monday 11th November 2019.

Many thanks,

Olivia McDonagh

Business Support Assistant

Folkestone & Hythe District Council, Civic Centre,

Castle Hill Avenue, Folkestone, Kent. CT20 2QY

Office Tel: 01303 853294

Email: olivia.mcdonagh@folkestone-hythe.gov.uk

Website: www.folkestone-hythe.gov.uk

From: Georgina Wilson [<mailto:georgina.wilson@folkestone-tc.gov.uk>]

Sent: 06 November 2019 10:30

To: Planning@folkestone-hythe.gov.uk

Subject: Folkestone Town Council Planning Minutes - 31.10.19

Hello

Please find attached the minutes of the Planning Committee for your information.

Thanks

George

Mrs Georgina Wilson

Admin Officer

Folkestone Town Council

T: 01303 25746

www.folkestone-kentparishes.gov.uk



Olivia.McDonagh@folkestone-hythe.gov.uk

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Georgina Wilson

From: Richard Wallace <richard.wallace.ba.mrics@gmail.com>
Sent: 12 November 2019 16:47
To: Georgina Wilson
Subject: RE: Y19/1075/FH

George ,

I had no strong opinion . Please forward to other members and put it on agenda along with Licensing note we had .

Can I have Mr llewyn (sic) email to talk to him about HMOs ,

Thanks ,

Richard

Sent from Mail for Windows 10

From: Georgina Wilson
Sent: 12 November 2019 11:08
To: Richard Wallace
Subject: FW: Y19/1075/FH

Dear Cllr Wallace

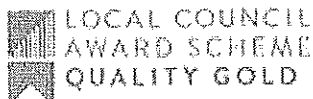
Please see the email below regarding the above application to which we objected, at the meeting on 10th October 2019, as follows:

Object - The excessive development of the top floors is out of keeping with the 19th century buildings producing an ugly elevation

Many thanks
George

Mrs Georgina Wilson
Administrative Officer
Folkestone Town Council
Town Hall
1-2 Guildhall Street
Folkestone
CT20 1DY
T: 01303 257946

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From: Jennifer Childs <jennifer.childs@folkestone-tc.gov.uk>
Sent: 12 November 2019 09:06
To: Georgina Wilson <georgina.wilson@folkestone-tc.gov.uk>
Subject: FW: Y19/1075/FH

From: Danielle.Wilkins@folkestone-hythe.gov.uk <Danielle.Wilkins@folkestone-hythe.gov.uk>
Sent: 11 November 2019 17:18
To: Jennifer Childs <jennifer.childs@folkestone-tc.gov.uk>
Subject: Y19/1075/FH

Good afternoon

Further to the Town Councils representation received on 15th October 2019 regarding the planning application above (Chelsea Hotel, 4 Marine Terrace). Under delegated authority I will be recommending this application for approval as it is an exact resubmission of a previously approved scheme (reference number Y07/1502/SH for 3 & 4 Marine Terrace) to which the Town Council did not object. Previously to this Y07/1502/SH, an application for no. 3 only was received, granted and subsequently implemented (ref no. Y07/1471/SH) again with no objections from the Town Council.

On these grounds I will not be taking the application to Planning and Licensing Committee.

Kind regards

Danielle

Danielle Wilkins
Planning Officer
Folkestone & Hythe District Council, Civic Centre,
Castle Hill Avenue, Folkestone, Kent, CT20 2QY
E-mail: planning@folkestone-hythe.gov.uk
www.folkestone-hythe.gov.uk



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