

Folkestone Town Council



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Date of Publication: 4th December 2019

AGENDA

Meeting: **Planning Committee**
Date: **WEDNESDAY 11th December 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 – 21st November 2019**

To receive the Minutes of the meeting of the Planning Committee held on 21st November 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 CORE STRATEGY REVIEW SUBMISSION DRAFT 2019 CONSULTATION ON REVISED HOUSING REQUIREMENT**
See attached information.
9. **AGENDA ITEMS FOR NEXT MEETING**
10. **DATE OF NEXT MEETING**
Thursday 9th January 2020

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 21st November 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 and Richard Wallace (Chair).

OFFICER PRESENT: Georgina Wilson (Admin Officer)

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Belinda Walker.

2. DECLARATIONS OF INTEREST

There no declarations of interest.

3. PLANNING COMMITTEE MEETING 31st October 2019

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 31st 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 31st 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 Jackie Meade

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

Information on the District's guidance to HMOs was sent out to Councillors by the Chair.

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

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
Comment	No objection

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
Comment	No objection
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
Comment	No objection
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
Comment	No objection
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
Comment	The documents do not seem to include pictures of the proposed windows, although the photographs show that the existing windows are poor.
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
Comment	No objection
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
Comment	No objection
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
Comment	No objection
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
Comment	No objection
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
Comment	No objection
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
Comment	No objection
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
Comment	Noted
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
Comment	No objection
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
Comment	No objection
Application number	Y19/1222/FH
Location	2 Shelleys Mews Ingles Road
Proposal	Crown reduction of two sycamores subject of tree preservation order no 6 of 2019
Closing date	5 th December 2019
FHDC Officer	Jo Daniels
Comment	No objection
Application number	Y19/1227/FH
Location	3 Lynwood
Proposal	Erection of a two-storey extension to side
Closing date	5 th December 2019
FHDC Officer	Danielle Wilkins
Comment	No objection
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
Comment	No objection
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
Comment	No objection
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
Comment	No objection
Application number	Y19/1267/FH
Location	45 Shorncliffe Road
Proposal	Change of use of ground floor from dental surgery (class D1) to residential (class C3), whole building to return to residential use (resubmission of Y19/0623/FH)
Closing date	5 th December 2019
FHDC Officer	Robert Allan
Comment	No objection
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
Comment	No objection
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
Comment	No objection
Application number	Y19/1272/FH
Location	Pedestrian Precinct Sandgate Road

Proposal	Section 73 application for variation of condition conditions 2 (layout) & 7 (opening hours) for planning permission Y17/1264/SH for the purpose of a Christmas market in wooden huts
Closing date	5 th December 2019
FHDC Officer	Katy Claw
Comment	Object – The Committee deplores the undermining of the Public Space Protection Order restrictions. There can be no legal distinction between a stall selling mulled wine and mince pies, and one piled high with cheap lager. The Police will have to monitor the situation very carefully. The permission on hours should be temporary.
Application number	Y19/1277/FH
Location	5 Jointon Road
Proposal	Proposed single and two storey rear extensions, loft conversion with rear dormer windows
Closing date	6 th December 2019
FHDC Officer	Isabelle Hills
Comment	No objection subject to neighbours' concerns.
Application number	Y19/1278/FH
Location	21 Wear Bay Road
Proposal	Erection of first floor side and rear extension
Closing date	6 th December 2019
FHDC Officer	Danielle Wilkins
Comment	No objection
Application number	Y19/1294/FH
Location	17 New Dover Road Capel le Ferne
Proposal	Certificate of lawful development (proposed) for a single storey extension to side of dwelling
Closing date	9 th December 2019
FHDC Officer	Danielle Wilkins
Comment	Noted
Application number	Y19/1302/FH
Location	Flat 1 5 Grimston Gardens
Proposal	Installation of 5 UPVC sash windows to replace existing timber windows
Closing date	9 th December 2019
FHDC Officer	Katy Claw
Comment	No objection

Application number	Y19/1312/FH
Location	18 Varne Road
Proposal	Demolition of existing conservatory and erection of two storey extension
Closing date	10 th December 2019
FHDC Officer	Danielle Wilkins
Comment	No objection

Application number	Y19/1320/FH
Location	Flat 3 Belvedere Court 12 Trinity Crescent
Proposal	Replacement windows to ground floor flat to side and rear
Closing date	10 th December 2019
FHDC Officer	Isabelle Hills
Comment	No objection

APPEAL

Application number	Y19/0250/FH
Location	96 Sandgate Road
Proposal	Installation of 2 air conditioning units to rear wall of commercial unit (relocated from internal basement) resubmission of Y18/1471/FH
Closing date	18 th December 2019
FHDC Officer	Llywelyn Lloyd
Comment	The Committee feels that the shop air conditioning units are too close to residential units and supports the FHDC decision.

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
Comment	Noted

Application number	Y18/1139/FH
Location	Structure 589 metres west Caesars Camp Boarding Kennels Crete Road West

Proposal	Certificate of lawful development (proposed) to replace existing 1m high fencing (on all sides) to 2m high fencing (on all sides), together with an increase in width of the gated opening from 4m to 7m
Closing date	13 th December 2019
FHDC Officer	Llywelyn Lloyd
Comment	Noted

5. PREMISES LICENCE

Update on WK/201932437, Pedestrian Precinct - Noted

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
Comment	No objection

6. UPDATE ON PREVIOUS OBJECTIONS

Y19/1075/FH – Noted

7. AGENDA ITEMS FOR NEXT MEETING

8. DATE OF NEXT MEETING

WEDNESDAY 11th December 2019

..... **Chairman**
11th December 2019

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Wednesday 11th December 2019 at 7pm

Application number Y19/0022/PA
Location Queens House Guildhall Street
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 a dwellinghouse (Class C3)
Closing date 17th December 2019
FHDC Officer Louise Daniels

Application number Y19/1218/FH
Location Folkestone Academy Academy Lane
Proposal 3 signs on the grounds near to each entrance. Details are supplied on separate drawings to be supplied with this application
Closing date 24th December 2019
FHDC Officer Katy Claw

Application number Y19/1308/FH
Location Playing Field Cooling Lane
Proposal Crown lift trees (G4) to 4 metres and fell ash (T9), all subject of tree preservation order no 14 of 2016
Closing date 13th December 2019
FHDC Officer Jo Daniels

Application number Y19/1324/FH
Location Flat 3 17 Castle Hill Avenue
Proposal Replacement of 4 non original single glazed timber casement windows with sympathetically designed double glazed UPVC windows. Replacement of 5 single glazed timber sash windows with modern bespoke made double glazed timber sash windows (as bespoke made these can be made to match existing as far as is practical)
Closing date 24th December 2019
FHDC Officer Katy Claw

Application number Y19/1327/FH
Location 33 Earls Avenue
Proposal Application for the discharge of conditions 4 (water efficiency), 5 (refuse storage), 6 (cycle storage) & 7 (ecological enhancement) for Y19/0648/FH (change of use and conversion

Closing date	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 flat (C3 use)
FHDC Officer	24 th December 2019 Louise Daniels
Application number	Y19/1329/FH
Location	2 Oaks Road
Proposal	Erection of a two-storey rear extension following removal of existing structures
Closing date	17 th December 2019
FHDC Officer	Danielle Wilkins
Application number	Y19/1332/FH
Location	33 Earls Avenue
Proposal	Section 73 application for variation of condition 9 (dormer window) for planning application Y19/0648/FH to prior to the commencement of any internal works “relating to the conversion of the third floor roof space to 1 x self-contained studio flat”
Closing date	24 th December 2019
FHDC Officer	Louise Daniels
Application number	Y19/1345/FH
Location	4 New Dover Road Capel le Ferne
Proposal	Conservatory extension to the rear elevation
Closing date	18 th December 2019
FHDC Officer	Danielle Wilkins
Application number	Y19/1354/FH
Location	Dinard Court 6 Castle Hill Avenue
Proposal	Works to trees situated in a conservation area to fell one conifer (T1) and a crown reduction by 2 metres to fig (T2)
Closing date	17 th December 2019
FHDC Officer	Jo Daniels
Application number	Y19/1358/FH
Location	89 Harcourt Road
Proposal	Erection of a single storey side and rear extension and the installation of a dormer window to the north elevation
Closing date	23 rd December 2019
FHDC Officer	Isabelle Hills
Application number	Y19/1359/FH
Location	222 Shorncliffe Road
Proposal	Erection of a single storey rear extension
Closing date	25 th December 2019

FHDC Officer	Danielle Wilkins
Application number	Y19/1364/FH
Location	The Grand The Leas
Proposal	Listed building consent for the installation of four access control readers and exit buttons to operate the door access control systems
Closing date	24 th December 2019
FHDC Officer	Katy Claw
Application number	Y19/1366/FH
Location	24 Beech Close
Proposal	Erection of orangery to the rear
Closing date	24 th December 2019
FHDC Officer	Danielle Wilkins

APPEAL

Application number	Y18/1576/FH
Location	Land opposite Action Carpets Park Farm Road
Proposal	Redevelopment of the site to provide a hotel (use class C1) together with a new vehicular and pedestrian access from Park Farm Road, parking, servicing and all hard and soft landscaping
Closing date	24 th December 2019
FHDC Officer	Llywelyn Lloyd
Application number	Y19/1001/FH
Location	2 Cliff Road
Proposal	Erection of new detached dwelling with associated garden and parking. Resubmission of Y18/1105/FH
Closing date	6 th January 2020
FHDC Officer	Llywelyn Lloyd

From: Timothy.Bailey@folkestone-hythe.gov.uk on behalf of Planning.Policy@folkestone-hythe.gov.uk
Sent: 02 December 2019 16:44
To: Planning.Policy@folkestone-hythe.gov.uk
Subject: Folkestone & Hythe Core Strategy Review Submission Draft 2019 Consultation on Revised Housing Requirement

Ref CSR Submission Revised Housing Requirement
Direct Dial (01303) 853000
Email planning.policy@folkestone-hythe.gov.uk
Date 02 December 2019

Dear Sir/Madam,

Core Strategy Review Submission Draft 2019 Consultation on Revised Housing Requirement

(Planning and Compulsory Purchase Act 2004 and Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012)

Following recent changes the Government has made to the way local authorities plan for new homes in their areas, there has been an increase in the number of houses we need to plan for in the Folkestone & Hythe District. This means that we have had to make some amendments to the Core Strategy Review document we consulted on in early 2019, and we are now asking for comments on these amendments.

What we are consulting on

This consultation is seeking comments on the revised housing figures only, which are set out in the Consultation Document. Comments can also be made on the Sustainability Appraisal and Habitats Regulations Assessment accompanying the changes.

The Council is also publishing a number of Statements of Common Ground with neighbouring local authorities and statutory organisations to support the preparation of the Core Strategy Review, and these are also available for comment.

We are not asking for comments on other parts of the Core Strategy Review, as this was consulted on earlier this year. If you made comments to that consultation, you do not need to send the comments to us again – they will be taken into account in the next stages of the process.

How to comment

Consultation on the proposed amendments to the Core Strategy Review will run for seven weeks from **2 December 2019 until 5.00pm on 20 January 2020**.

Following the consultation, the amended Core Strategy Review, along with all the comments received will be submitted to the Planning Inspector appointed to examine the Core Strategy Review.

The Planning Inspector will consider whether the Core Strategy Review meets the legal and procedural requirements, and whether it is 'sound'.

The National Planning Policy states that plans are 'sound' if they are:

- **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development
- **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and 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 national planning policy

It would help the Planning Inspector if you say in your response whether you support or object to the amendments in the Consultation Document, based on whether or not you agree that it complies with the legal and procedural requirements, and is sound, as outlined above.

If you don't think the proposed changes meet a requirement you should explain why. It will also be helpful if you say how the amendments set out in the Consultation Document should be changed to meet the relevant requirement.

The Consultation Document, Sustainability Appraisal, Habitats Regulation Assessment and other supporting documents are available to view on our website at www.folkestone-hythe.gov.uk/planning/planning-policy/planning-consultations

Where to send your comments

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 consultation form from our website and send it by email to: 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.**

Hard copies of the consultation documents and representation forms are also available at the Council Offices and the district's libraries during normal opening hours.

What happens next?

After the consultation closes, all the comments received will be submitted to the Planning Inspector, along with the amended Core Strategy Review and supporting evidence-based documents.

The Planning Inspector will assess this information and decide what issues need to be looked at in detail and arrange for public hearings to take place, where people will be invited to express their views verbally.

At the end of the process, the Planning Inspector will write a report setting out whether the Core Strategy Review is 'sound' and advise of any changes that may be necessary.

If you have any other queries please feel free to contact us at: planning.policy@folkestone-hythe.gov.uk or call us: **01303 853000** and ask for the Planning Policy Team

Yours faithfully,



Adrian Tofts
Strategy, Policy & Performance Lead Specialist
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